

After recording, return to:
Baker Creek Development LLC
8840 SW Holly Lane
Wilsonville, OR 97070

Send tax statements to:
Baker Creek Development LLC
8840 SW Holly Lane
Wilsonville, OR 97070
Consideration = \$0

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201904865



00557702201900048650120125

\$136.00

04/22/2019 02:21:35 PM

DMR-DDMR Cnt=1 Stn=2 MILLSA
\$60.00 \$5.00 \$11.00 \$60.00

Property Line Adjustment Deed #1

Baker Creek Development, LLC, an Oregon limited liability company, hereinafter called Grantor, 8840 SW Holly Lane, Wilsonville, OR 97070, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Baker Creek Development, LLC, an Oregon limited liability company, hereinafter called Grantee, 8840 SW Holly Lane, Wilsonville, OR 97070, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 30.640 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 30.640 acres and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Yamhill County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

“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.”

The true and actual consideration for this transfer, stated in terms of dollars is N/A; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This Property Line Adjustment Deed is executed this 19th day of APRIL, 2019.

GRANTOR

Baker Creek Development, LLC, an Oregon limited liability company

By: [Signature]
Gordon C. Root, Manager

GRANTEE

Baker Creek Development, LLC, an Oregon limited liability company

By: [Signature]
Gordon C. Root, Manager

State of OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on April 19, 20 19, by Gordon C. Root as Manager of Baker Creek Development, LLC, an Oregon limited liability company.

Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: January 28, 2022

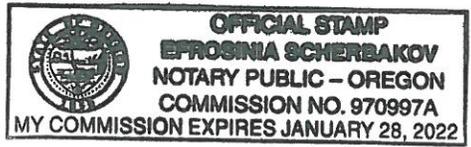


EXHIBIT "A"

Legal Description For:
Original Property "A"

All that portion of the following described tract lying North of Baker Creek Road:
Commencing at the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, which place of beginning is also the Northeast corner of the T.J. Shadden Donation Land Claim; thence South 39.30 chains; thence West 38.16 chains to the center of the County Road; thence North 39.31 chains to the Northwest corner of the lands formerly owned by William L. Toney as described in deed recorded in Volume "W", Page 20, Yamhill County Deed Records, said corner being also on the North line of Section 18; thence East 38.16 chains to the place of beginning.

EXCEPTING THEREFROM a parcel of land located in the T.J. Shadden Certificate Claim No. 18 in the Northeast Quarter of Section 18, in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon that is more particularly described as follows:

Beginning at a 5/8 inch iron rod on the East section line of Section 18, said iron rod being South 00°08'00" East 716.65 feet from the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 89°52'00" West 323.00 feet to a 5/8 inch iron rod; thence South 00°08'00" East 725.16 feet, more or less, to the North line of Baker Creek Road; thence South 84°16'23" East along said North line 324.69 feet, more or less, to the East line of Section 18; thence North 00°08'00" West along said East line 758.31 feet, more or less, to the place of beginning.

FURTHER EXCEPTING those parcels conveyed to VJ-2 Development, Inc., in the following: deed recorded January 28, 1997 as Instrument No. 199701382; deed recorded January 26, 1998 as Instrument No. 199801435; and deed recorded February 5, 1999 as Instrument No. 199902487.

FURTHER EXCEPTING that parcel conveyed to the City of McMinnville in that dedication deed recorded August 10, 2017 as Instrument No. 201713023, Yamhill County Deed Records.

FURTHER EXCEPTING that parcel conveyed to the City of McMinnville in that dedication deed recorded September 10, 2018 as Instrument No. 201812980, Yamhill County Deed Records.

FURTHER EXCEPTING the following described property:

A tract of land situated in the northeast one quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the southeast corner of that property described in that instrument recorded as Instrument No. 200208810, Yamhill County Deed Records, said point recorded as being South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 724.19 feet and North 84°07'51" West 1211.13 feet from the northeast corner of said Section 18, said point being on the north right of way line of N.W. Baker Creek Road 30.00 feet at a perpendicular distance Northerly of the centerline of said road; thence South 84°07'51" East 37.69 feet along said north right of way to the TRUE POINT OF BEGINNING of this description; and running thence:

North 84°07'51" West 211.08 feet along said north right of way;
thence leaving said north right of way, North 0°02'49" East 242.92 feet;
thence South 89°57'11" East 210.00 feet;
thence South 0°02'49" West 264.33 feet to the TRUE POINT OF BEGINNING,
containing 1.223 acres of land, more or less.

Bearings are based on Yamhill County Survey No. 10616 (along the centerline of N.W. Baker Creek Road).

EXHIBIT "B"

Legal Description For:
Original Property "B"

Beginning at a point on the West line of that tract of land described in Volume 186, Page 137, Deed Records, which bears South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 104.35 feet from the brass cap at the Northeast corner of the T.J. Shadden Donation Land Claim, said Donation Land Claim corner is also the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North 84°07'51" West parallel to Baker Creek Road a distance of 777.31 feet to the TRUE POINT OF BEGINNING; thence continuing North 84°07'51" West 197.85 feet; thence North 00°08'00" West 713.04 feet to a point on the North line of said Section 18; thence South 89°17'50" East along said North line a distance of 196.79 feet to a point which bears North 89°17'50" West 1096.16 feet from said Northeast corner of Section 18; thence South 00°08'00" East 730.86 feet to the true point of beginning.

EXHIBIT "C"

Legal Description For:
Adjusted Property "A"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records, said point recorded as being South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 724.19 feet and North 84°07'51" West 1173.44 feet and North 0°02'49" East 264.33 feet from the northeast corner of said Section 18; thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687", said point being the TRUE POINT OF BEGINNING of this description; and running thence:
North 89°57'11" West 167.50 feet along the north line of said property to the northwest corner thereof;
thence South 0°02'49" West 242.92 feet along the west line of said property to the southwest corner thereof, said point being on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road;
thence North 84°07'51" West 494.00 feet along said north right of way to the southeast corner of that tract of land conveyed to the City of McMinnville by that instrument recorded in Instrument No. 201713023, Yamhill County Deed Records;
thence North 5°52'09" East 18.00 feet to the northeast corner of said City of McMinnville tract;
thence North 84°07'51" West 240.43 feet along the north line of said tract to the beginning of a 46.00-foot radius non-tangent curve concave to the Northeast;
thence Northwesterly along the arc of said curve (whose radius point bears North 37°08'37" East and the chord of which bears North 42°16'08" West 16.90 feet) 17.00 feet along the north line of said tract to a point of reverse curve;
thence Northwesterly along the arc of a 91.00-foot radius curve to the left (the chord of which bears North 32°37'50" West 3.01 feet) 3.01 feet along the north line of said tract to the beginning of a 191.00-foot radius non-tangent curve concave to the Northeast;
thence Northwesterly along the arc of said curve (whose radius point bears North 57°49'15" East and the chord of which bears North 22°03'14" West 67.16 feet) 67.51 feet along the northeasterly line of that tract of land conveyed to the City of McMinnville by that instrument recorded in Instrument No. 201812980, Yamhill County Deed Records to the northeast corner thereof;
thence North 11°55'43" West 14.74 feet to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" at the point of curvature;

thence Northwesterly along the arc of 200.00-foot radius curve to the right (the chord of which bears North 7°02'26" West 34.08 feet) 34.12 feet to a like iron rod at a point of compound curve;

thence Northeasterly along the arc of a 225.00-foot radius curve to the right (the chord of which bears North 12°38'27" East 114.90 feet) 116.19 feet to a like iron rod at a point of reverse curve;

thence Northeasterly along the arc of an 815.00-foot radius curve to the left (the chord of which bears North 23°56'47" East 99.16 feet) 99.22 feet to a like iron rod at a point of reverse curve;

thence Northeasterly along the arc of a 20.00-foot radius curve to the right (the chord of which bears North 58°09'50" East 24.46 feet) 26.32 feet to a like iron rod at a point of tangency;

thence South 84°07'51" East 647.11 feet to a like iron rod at a point of curvature;

thence Southeasterly along the arc of an 825.00-foot radius curve to the left (the chord of which bears South 87°02'31" East 83.80 feet) 83.84 feet to a like iron rod at a point of tangency;

thence South 89°57'11" East 60.03 feet to a like iron rod at a point of curvature;

thence Northeasterly along the arc of a 325.00-foot radius curve to the left (the chord of which bears North 83°58'36" East 68.74 feet) 68.86 feet to a like iron rod;

thence South 0°02'49" West 128.08 feet to the TRUE POINT OF BEGINNING, containing 6.628 acres of land, more or less.

EXHIBIT "D"

Legal Description For:
Adjusted Property "B"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 2" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 1096.16 feet from the northeast corner of said Section 18; and running thence:
South 0°08'00" East 1350.70 feet along the east line of said property and along the east line of that property described as "Parcel 2: Tract 1" in said Instrument No. 201600557 to a point on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road;
thence North 84°07'51" West 396.14 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records;
thence North 0°02'49" East 264.33 feet along the east line of said property to the northeast corner thereof;
thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";
thence North 0°02'49" East 128.08 feet to a like iron rod at the beginning of a 325.00-foot radius non-tangent curve concave to the North;
thence Southwesterly along the arc of said curve (whose radius point bears North 12°05'37" West and the chord of which bears South 83°58'36" West 68.74 feet) 68.86 feet to a like iron rod at a point of tangency;
thence North 89°57'11" West 60.03 feet to a like iron rod at a point of curvature;
thence Northwesterly along the arc of an 825.00-foot radius curve to the right (the chord of which bears North 87°02'31" West 83.80 feet) 83.84 feet to a like iron rod at a point of tangency;
thence North 84°07'51" West 647.11 feet to a like iron rod at a point of curvature;
thence Southwesterly along the arc of a 20.00-foot radius curve to the left (the chord of which bears South 58°09'50" West 24.46 feet) 26.32 feet to a like iron rod at a point of reverse curve;
thence Southwesterly along the arc of an 815.00-foot radius curve to the right (the chord of which bears South 23°56'47" West 99.16 feet) 99.22 feet to a like iron rod at a point of reverse curve;
thence Southwesterly along the arc of a 225.00-foot radius curve to the left (the chord of which bears South 12°38'27" West 114.90 feet) 116.19 feet to a like iron rod at a point of compound curve;

thence Southeasterly along the arc of a 200.00-foot radius curve to the left (the chord of which bears South 7°02'26" East 34.08 feet) 34.12 feet to a like iron rod at a point of tangency;
thence South 11°55'43" East 14.74 feet to the northeast corner of that tract of land conveyed to the City of McMinnville by that instrument recorded in Instrument No. 201812980, Yamhill County Deed Records;
thence South 89°22'04" West 56.01 feet along the north line of said City of McMinnville tract to the west line of the aforementioned property described as "Parcel 2: Tract 1";
thence North 0°18'08" East 1136.33 feet along said west line to the northwest corner of said property;
thence South 89°17'50" East 1417.97 feet along the north line of said Section 18 to the Point of Beginning, containing 33.901 acres of land, more or less.

EXHIBIT "E"

Legal Description For:
Transferred Property

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 2" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 1096.16 feet from the northeast corner of said Section 18; thence North 89°17'50" West 196.79 feet along the north line of said property to the northwest corner thereof and the TRUE POINT OF BEGINNING of this description; and running thence:
South 0°08'00" East 713.04 feet along the west line of said property to the southwest corner thereof;
thence South 84°07'51" East 197.85 feet along the south line of said property to the southeast corner thereof;
thence South 0°08'00" East 619.84 feet along the east line of that property described as "Parcel 2: Tract 1" in said Instrument No. 201600557 to a point on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road;
thence North 84°07'51" West 396.14 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records;
thence North 0°02'49" East 264.33 feet along the east line of said property to the northeast corner thereof;
thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";
thence North 0°02'49" East 128.08 feet to a like iron rod at the beginning of a 325.00-foot radius non-tangent curve concave to the North;
thence Southwesterly along the arc of said curve (whose radius point bears North 12°05'37" West and the chord of which bears South 83°58'36" West 68.74 feet) 68.86 feet to a like iron rod at a point of tangency;
thence North 89°57'11" West 60.03 feet to a like iron rod at a point of curvature;
thence Northwesterly along the arc of an 825.00-foot radius curve to the right (the chord of which bears North 87°02'31" West 83.80 feet) 83.84 feet to a like iron rod at a point of tangency;
thence North 84°07'51" West 647.11 feet to a like iron rod at a point of curvature;

thence Southwesterly along the arc of a 20.00-foot radius curve to the left (the chord of which bears South 58°09'50" West 24.46 feet) 26.32 feet to a like iron rod at a point of reverse curve;

thence Southwesterly along the arc of an 815.00-foot radius curve to the right (the chord of which bears South 23°56'47" West 99.16 feet) 99.22 feet to a like iron rod at a point of reverse curve;

thence Southwesterly along the arc of a 225.00-foot radius curve to the left (the chord of which bears South 12°38'27" West 114.90 feet) 116.19 feet to a like iron rod at a point of compound curve;

thence Southeasterly along the arc of a 200.00-foot radius curve to the left (the chord of which bears South 7°02'26" East 34.08 feet) 34.12 feet to a like iron rod at a point of tangency;

thence South 11°55'43" East 14.74 feet to the northeast corner of that tract of land conveyed to the City of McMinnville by that instrument recorded in Instrument No. 201812980, Yamhill County Deed Records;

thence South 89°22'04" West 56.01 feet along the north line of said City of McMinnville tract to the west line of the aforementioned property described as "Parcel 2: Tract 1";

thence North 0°18'08" East 1136.33 feet along said west line to the northwest corner of said property;

thence South 89°17'50" East 1221.18 feet along the north line of said Section 18 to the TRUE POINT OF BEGINNING, containing 30.640 acres of land, more or less.

After recording, return to:
Baker Creek Development LLC
8840 SW Holly Lane
Wilsonville, OR 97070

Send tax statements to:
Baker Creek Development LLC
8840 SW Holly Lane
Wilsonville, OR 97070
Consideration = \$0

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201904867



\$126.00

04/22/2019 02:22:35 PM

DMR-DDMR Cnt=1 Stn=2 MILLSA
\$50.00 \$5.00 \$11.00 \$60.00

Property Line Adjustment Deed #2

Baker Creek Development, LLC, an Oregon limited liability company, hereinafter called Grantor, 8840 SW Holly Lane, Wilsonville, OR 97070, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Baker Creek Development, LLC, an Oregon limited liability company, hereinafter called Grantee, 8840 SW Holly Lane, Wilsonville, OR 97070, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 16.869 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 16.869 acres and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Yamhill County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

“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

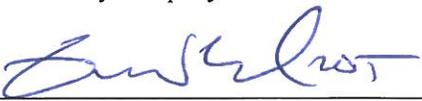
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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.”

The true and actual consideration for this transfer, stated in terms of dollars is N/A; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This Property Line Adjustment Deed is executed this 22ND day of APRIL, 2019.

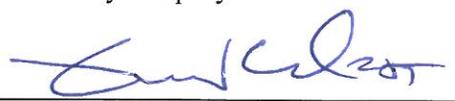
GRANTOR

Baker Creek Development, LLC, an Oregon limited liability company

By: 
Gordon C. Root, Manager

GRANTEE

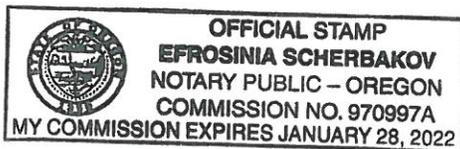
Baker Creek Development, LLC, an Oregon limited liability company

By: 
Gordon C. Root, Manager

State of OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on April 22, 20 19, by Gordon C. Root as Manager of Baker Creek Development, LLC, an Oregon limited liability company.

Before me:



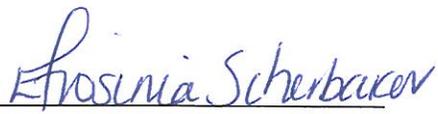

Notary Public for Oregon
My Commission Expires: January 28, 2022

EXHIBIT "A"

Legal Description For:
Original Property "A"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 2" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North $89^{\circ}17'50''$ West 1096.16 feet from the northeast corner of said Section 18; and running thence:

South $0^{\circ}08'00''$ East 1350.70 feet along the east line of said property and along the east line of that property described as "Parcel 2: Tract 1" in said Instrument No. 201600557 to a point on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road;

thence North $84^{\circ}07'51''$ West 396.14 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records;

thence North $0^{\circ}02'49''$ East 264.33 feet along the east line of said property to the northeast corner thereof;

thence North $89^{\circ}57'11''$ West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";

thence North $0^{\circ}02'49''$ East 128.08 feet to a like iron rod at the beginning of a 325.00-foot radius non-tangent curve concave to the North;

thence Southwesterly along the arc of said curve (whose radius point bears North $12^{\circ}05'37''$ West and the chord of which bears South $83^{\circ}58'36''$ West 68.74 feet) 68.86 feet to a like iron rod at a point of tangency;

thence North $89^{\circ}57'11''$ West 60.03 feet to a like iron rod at a point of curvature;

thence Northwesterly along the arc of an 825.00-foot radius curve to the right (the chord of which bears North $87^{\circ}02'31''$ West 83.80 feet) 83.84 feet to a like iron rod at a point of tangency;

thence North $84^{\circ}07'51''$ West 647.11 feet to a like iron rod at a point of curvature;

thence Southwesterly along the arc of a 20.00-foot radius curve to the left (the chord of which bears South $58^{\circ}09'50''$ West 24.46 feet) 26.32 feet to a like iron rod at a point of reverse curve;

thence Southwesterly along the arc of an 815.00-foot radius curve to the right (the chord of which bears South 23°56'47" West 99.16 feet) 99.22 feet to a like iron rod at a point of reverse curve;

thence Southwesterly along the arc of a 225.00-foot radius curve to the left (the chord of which bears South 12°38'27" West 114.90 feet) 116.19 feet to a like iron rod at a point of compound curve;

thence Southeasterly along the arc of a 200.00-foot radius curve to the left (the chord of which bears South 7°02'26" East 34.08 feet) 34.12 feet to a like iron rod at a point of tangency;

thence South 11°55'43" East 14.74 feet to the northeast corner of that tract of land conveyed to the City of McMinnville by that instrument recorded in Instrument No. 201812980, Yamhill County Deed Records;

thence South 89°22'04" West 56.01 feet along the north line of said City of McMinnville tract to the west line of the aforementioned property described as "Parcel 2: Tract 1";

thence North 0°18'08" East 1136.33 feet along said west line to the northwest corner of said property;

thence South 89°17'50" East 1417.97 feet along the north line of said Section 18 to the Point of Beginning, containing 33.901 acres of land, more or less.

EXHIBIT "B"

Legal Description For:
Original Property "B"

Beginning at a point on the West line of that tract of land described in Volume 186, Page 137, Deed Records of Yamhill County, Oregon which bears South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 104.35 feet from the brass cap at the Northeast corner of the T.J. Shadden Donation Land Claim, said Donation Land Claim corner is also the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in said Yamhill County; thence South 00°08'00" East along the said West line of said Volume and Page a distance of 619.84 feet to a point on the North right-of-way of Baker Creek Road, said point being 30.00 feet Northerly of the centerline of the road when measured at right angles; thence North 84°07'51" West along said North right-of-way a distance of 777.31 feet; thence North 00°08'00" West parallel with said West line of said Volume 186, Page 137 a distance of 619.84 feet; thence South 84°07'51" East parallel with said Baker Creek Road a distance of 777.31 feet to the point of beginning.

EXHIBIT "C"

Legal Description For:
Adjusted Property "A"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records, said point recorded as being South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 724.19 feet and North 84°07'51" West 1173.44 feet and North 0°02'49" East 264.33 feet from the northeast corner of said Section 18; thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687"; thence North 0°02'49" East 128.08 feet to a like iron rod at the beginning of a 325.00-foot radius non-tangent curve concave to the North, said point being the TRUE POINT OF BEGINNING of this description; and running thence:
Southwesterly along the arc of said curve (whose radius point bears North 12°05'37" West and the chord of which bears South 83°58'36" West 68.74 feet) 68.86 feet to a like iron rod at a point of tangency;
thence North 89°57'11" West 60.03 feet to a like iron rod at a point of curvature;
thence Northwesterly along the arc of an 825.00-foot radius curve to the right (the chord of which bears North 87°02'31" West 83.80 feet) 83.84 feet to a like iron rod at a point of tangency;
thence North 84°07'51" West 647.11 feet to a like iron rod at a point of curvature;
thence Southwesterly along the arc of a 20.00-foot radius curve to the left (the chord of which bears South 58°09'50" West 24.46 feet) 26.32 feet to a like iron rod at a point of reverse curve;
thence Southwesterly along the arc of an 815.00-foot radius curve to the right (the chord of which bears South 23°56'47" West 99.16 feet) 99.22 feet to a like iron rod at a point of reverse curve;
thence Southwesterly along the arc of a 225.00-foot radius curve to the left (the chord of which bears South 12°38'27" West 114.90 feet) 116.19 feet to a like iron rod at a point of compound curve;
thence Southeasterly along the arc of a 200.00-foot radius curve to the left (the chord of which bears South 7°02'26" East 34.08 feet) 34.12 feet to a like iron rod at a point of tangency;
thence South 11°55'43" East 14.74 feet to the northeast corner of that tract of land conveyed to the City of McMinnville by that instrument recorded in Instrument No. 201812980, Yamhill County Deed Records;

thence South 89°22'04" West 56.01 feet along the north line of said City of McMinnville tract to
the west line of the aforementioned property described as "Parcel 2: Tract 1";
thence North 0°18'08" East 887.80 feet along said west line;
thence leaving said west line, South 89°41'52" East 57.02 feet;
thence North 37°59'42" East 286.76 feet;
thence South 89°17'50" East 175.48 feet;
thence South 0°42'10" West 181.23 feet;
thence South 89°17'52" East 94.65 feet;
thence North 88°57'30" East 350.00 feet;
thence North 84°32'05" East 60.31 feet;
thence South 11°17'26" East 382.81 feet;
thence South 0°02'49" West 364.45 feet to the TRUE POINT OF BEGINNING, containing
17.032 acres of land, more or less.

EXHIBIT "D"

Legal Description For:
Adjusted Property "B"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 2" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 1096.16 feet from the northeast corner of said Section 18; and running thence:
South 0°08'00" East 730.86 feet along the east line of said property to the northwest corner of that property described as "Parcel 5" in said Instrument No. 201600557;
thence South 84°07'51" East 777.30 feet along the north line of said property to the northeast corner thereof;
thence South 0°08'00" East 619.84 feet along the east line of said property to the southeast corner thereof, said point being on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road;
thence North 84°07'51" West 1173.44 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records;
thence North 0°02'49" East 264.33 feet along the east line of said property to the northeast corner thereof;
thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";
thence North 0°02'49" East 492.53 feet;
thence North 11°17'26" West 382.81 feet;
thence South 84°32'05" West 60.31 feet;
thence South 88°57'30" West 350.00 feet;
thence North 89°17'52" West 94.65 feet;
thence North 0°42'10" East 181.23 feet;
thence North 89°17'50" West 175.48 feet;
thence South 37°59'42" West 286.76 feet;
thence North 89°41'52" West 57.02 feet to the west line of the aforementioned property described as "Parcel 2: Tract 1";
thence North 0°18'08" East 248.53 feet along said west line to the northwest corner of said property;
thence South 89°17'50" East 1417.97 feet along the north line of said Section 18 to the Point of Beginning, containing 27.869 acres of land, more or less.

EXHIBIT "E"

Legal Description For:
Transferred Property

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 2" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 1096.16 feet from the northeast corner of said Section 18; and running thence:
South 0°08'00" East 1350.70 feet along the east line of said property and along the east line of that property described as "Parcel 2: Tract 1" in said Instrument No. 201600557 to a point on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road;
thence North 84°07'51" West 396.14 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records;
thence North 0°02'49" East 264.33 feet along the east line of said property to the northeast corner thereof;
thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";
thence North 0°02'49" East 492.53 feet;
thence North 11°17'26" West 382.81 feet;
thence South 84°32'05" West 60.31 feet;
thence South 88°57'30" West 350.00 feet;
thence North 89°17'52" West 94.65 feet;
thence North 0°42'10" East 181.23 feet;
thence North 89°17'50" West 175.48 feet;
thence South 37°59'42" West 286.76 feet;
thence North 89°41'52" West 57.02 feet to the west line of the aforementioned property described as "Parcel 2: Tract 1";
thence North 0°18'08" East 248.53 feet along said west line to the northwest corner of said property;
thence South 89°17'50" East 1417.97 feet along the north line of said Section 18 to the Point of Beginning, containing 16.869 acres of land, more or less.

After recording, return to:
Baker Creek Development LLC
8840 SW Holly Lane
Wilsonville, OR 97070

Send tax statements to:
Baker Creek Development LLC
8840 SW Holly Lane
Wilsonville, OR 97070
Consideration = \$0

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201904870



00557707201900048700080084

\$116.00

04/22/2019 02:23:57 PM

DMR-DDMR Cnt=1 Stn=2 MILLSA
\$40.00 \$5.00 \$11.00 \$60.00

Property Line Adjustment Deed #3 (2 of 2)

Baker Creek Development, LLC, an Oregon limited liability company, hereinafter called Grantor, 8840 SW Holly Lane, Wilsonville, OR 97070, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Baker Creek Development, LLC, an Oregon limited liability company, hereinafter called Grantee, 8840 SW Holly Lane, Wilsonville, OR 97070, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 5.726 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 5.726 acres and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Yamhill County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

“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

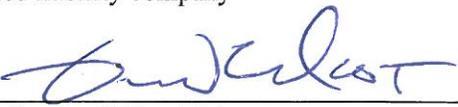
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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.”

The true and actual consideration for this transfer, stated in terms of dollars is N/A; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This Property Line Adjustment Deed is executed this 22ND day of April, 2019.

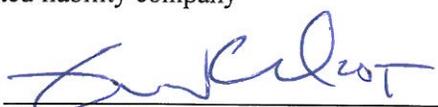
GRANTOR

Baker Creek Development, LLC, an Oregon limited liability company

By: 
Gordon C. Root, Manager

GRANTEE

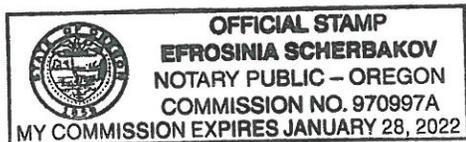
Baker Creek Development, LLC, an Oregon limited liability company

By: 
Gordon C. Root, Manager

State of OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on April 22, 20 19, by Gordon C. Root as Manager of Baker Creek Development, LLC, an Oregon limited liability company.

Before me:



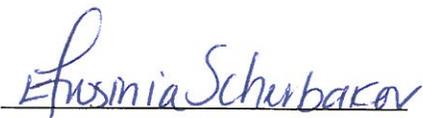

Notary Public for Oregon
My Commission Expires: January 28, 2022

EXHIBIT "A"

Legal Description For:
Original Property "A"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 1" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 465.15 feet from the northeast corner of said Section 18; and running thence:
South 0°08'00" East 788.00 feet along the east line of said property to southeast corner thereof;
thence North 84°07'51" West 634.42 feet along the south line of said property to the southwest corner thereof;
thence North 0°08'00" West 126.25 feet along the west line of said property;
thence North 84°07'51" West 436.50 feet;
thence North 0°02'49" East 6.68 feet;
thence North 11°17'26" West 382.81 feet;
thence South 84°32'05" West 60.31 feet;
thence South 88°57'30" West 350.00 feet;
thence North 89°17'52" West 94.65 feet;
thence North 0°42'10" East 181.23 feet;
thence North 89°17'50" West 175.48 feet;
thence South 37°59'42" West 286.76 feet;
thence North 89°41'52" West 57.02 feet to the west line of that property described as "Parcel 2: Tract 1" in said Instrument No. 201600557;
thence North 0°18'08" East 248.53 feet along said west line to the northwest corner of said property;
thence South 89°17'50" East 2048.98 feet along the north line of said Section 18 to the Point of Beginning, containing 20.669 acres of land, more or less.

EXHIBIT "B"

Legal Description For:
Original Property "B"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 5" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 104.35 feet from the northeast corner of said Section 18; and running thence: South 0°08'00" East 619.84 feet along the east line of said property to the southeast corner thereof, said point being on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road; thence North 84°07'51" West 1173.44 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records; thence North 0°02'49" East 264.33 feet along the east line of said property to the northeast corner thereof; thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687"; thence North 0°02'49" East 485.85 feet; thence South 84°07'51" East 436.50 feet to a point on the west line of that property described as "Parcel 3: Tract 1" in the aforementioned Instrument No. 201600557; thence South 0°08'00" East 126.25 feet along said west line to the northwest corner of the aforementioned property described as "Parcel 5"; thence South 84°07'51" East 777.30 feet along the north line of said property to the Point of Beginning, containing 18.200 acres of land, more or less.

EXHIBIT "C"

Legal Description For:
Adjusted Property "A"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 1" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 465.15 feet from the northeast corner of said Section 18; thence North 89°17'50" West 197.45 feet along the north line of said Section 18 to the TRUE POINT OF BEGINNING of this description; and running thence:
South 46°43'08" West 161.02 feet;
South 0°08'00" East 590.49 feet;
South 70°12'33" West 131.27 feet to a point on the south line of said property;
thence North 84°07'51" West 100.09 feet along said south line;
thence North 16°47'09" West 98.13 feet;
thence North 42°56'41" West 53.15 feet;
thence North 84°07'51" West 465.30 feet;
thence North 0°02'49" East 6.68 feet;
thence North 11°17'26" West 382.81 feet;
thence South 84°32'05" West 60.31 feet;
thence South 88°57'30" West 350.00 feet;
thence North 89°17'52" West 94.65 feet;
thence North 0°42'10" East 181.23 feet;
thence North 89°17'50" West 175.48 feet;
thence South 37°59'42" West 286.76 feet;
thence North 89°41'52" West 57.02 feet to the west line of that property described as "Parcel 2: Tract 1" in said Instrument No. 201600557;
thence North 0°18'08" East 248.53 feet along said west line to the northwest corner of said property;
thence South 89°17'50" East 1851.53 feet along the north line of said Section 18 to the Point of Beginning, containing 14.943 acres of land, more or less.

EXHIBIT "D"

Legal Description For:
Adjusted Property "B"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 1" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 465.15 feet from the northeast corner of said Section 18; and running thence:
South 0°08'00" East 788.00 feet along the east line of said property to southeast corner thereof, said point being on the north line of that property described as "Parcel 5" in said Instrument No. 201600557;
thence South 84°07'51" East 142.88 feet along said north line to the northeast corner of said "Parcel 5";
thence South 0°08'00" East 619.84 feet along the east line of said property to the southeast corner thereof, said point being on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road;
thence North 84°07'51" West 1173.44 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records;
thence North 0°02'49" East 264.33 feet along the east line of said property to the northeast corner thereof;
thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";
thence North 0°02'49" East 485.85 feet;
thence South 84°07'51" East 465.30 feet;
thence South 42°56'41" East 53.15 feet;
thence South 16°47'09" East 98.13 feet to a point on the south line of the aforementioned property described as "Parcel 3: Tract 1";
thence South 84°07'51" East 100.09 feet along said south line;
thence North 70°12'33" East 131.27 feet;
thence North 0°08'00" West 590.49 feet;
thence North 46°43'08" East 161.02 feet to a point on the north line of said Section 18;
thence South 89°17'50" East 197.45 feet along said north line to the Point of Beginning, containing 23.926 acres of land, more or less.

EXHIBIT "E"

Legal Description For:
Transferred Property

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 1" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 465.15 feet from the northeast corner of said Section 18; and running thence:
South 0°08'00" East 788.00 feet along the east line of said property to southeast corner thereof, said point being on the north line of that property described as "Parcel 5" in said Instrument No. 201600557;
thence North 84°07'51" West 440.94 feet along said north line;
thence North 70°12'33" East 131.27 feet;
thence North 0°08'00" West 590.49 feet;
thence North 46°43'08" East 161.02 feet to a point on the north line of said Section 18;
thence South 89°17'50" East 197.45 feet along said north line to the Point of Beginning, containing 5.524 acres of land, more or less.

ALSO the following described property:

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 1" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 465.15 feet from the northeast corner of said Section 18; thence South 0°08'00" East 788.00 feet along the east line of said property to southeast corner thereof; thence North 84°07'51" West 777.30 feet along the south line of said property to the southwest corner thereof and the TRUE POINT OF BEGINNING of this description; and running thence:
North 0°08'00" West 126.25 feet along the west line of said property;
thence South 84°07'51" East 28.80 feet;
thence South 42°56'41" East 53.15 feet;
thence South 16°47'09" East 98.13 feet to a point on the south line of said property;
thence North 84°07'51" West 93.39 feet along said south line to the TRUE POINT OF BEGINNING, containing 8820 square feet of land, more or less.

After recording, return to:

Baker Creek Development LLC
8840 SW Holly Lane
Wilsonville, OR 97070

Send tax statements to:

Baker Creek Development LLC
8840 SW Holly Lane
Wilsonville, OR 97070
Consideration = \$0

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201904874



\$126.00

04/22/2019 02:24:43 PM

DMR-DDMR Cnt=1 Stn=2 MILLSA
\$50.00 \$5.00 \$11.00 \$60.00

Property Line Adjustment Deed #4 (2 of 2)

Baker Creek Development, LLC, an Oregon limited liability company, hereinafter called Grantor, 8840 SW Holly Lane, Wilsonville, OR 97070, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Baker Creek Development, LLC, an Oregon limited liability company, hereinafter called Grantee, 8840 SW Holly Lane, Wilsonville, OR 97070, is the owner of real property located in Yamhill County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 5.725 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 5.725 acres and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Yamhill County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

“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

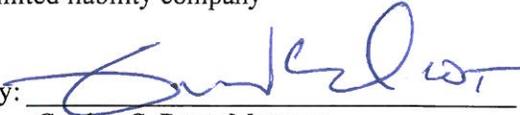
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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.”

The true and actual consideration for this transfer, stated in terms of dollars is N/A; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This Property Line Adjustment Deed is executed this 22ND day of April, 2019.

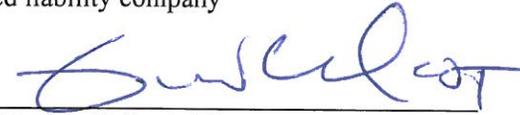
GRANTOR

Baker Creek Development, LLC, an Oregon limited liability company

By: 
Gordon C. Root, Manager

GRANTEE

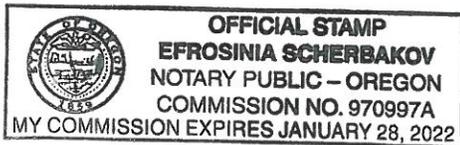
Baker Creek Development, LLC, an Oregon limited liability company

By: 
Gordon C. Root, Manager

State of OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on April 22, 20 19, by Gordon C. Root as Manager of Baker Creek Development, LLC, an Oregon limited liability company.

Before me:



Efrosinia Scherbakov
Notary Public for Oregon
My Commission Expires: January 28, 2022

EXHIBIT "A"

Legal Description For:
Original Property "A"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 1" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 465.15 feet from the northeast corner of said Section 18; and running thence:
South 0°08'00" East 788.00 feet along the east line of said property to the southeast corner thereof, said point being on the north line of that property described as "Parcel 5" in said Instrument No. 201600557;
thence South 84°07'51" East 85.32 feet along said north line to the beginning of a 175.00-foot radius non-tangent curve concave to the Northwest;
thence Northeasterly along the arc of said curve (whose radius point bears North 55°56'47" West and the chord of which bears North 16°57'36" East 102.88 feet) 104.42 feet to a point on the Westerly extension of the north line of that property described in that instrument recorded in Volume 186, Page 137, Yamhill County Deed Records;
thence North 89°52'00" East 27.00 feet along said Westerly extension to the northwest corner of said property;
thence South 0°08'00" East 724.19 feet along the west line of said property to the southwest corner thereof, said point being on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road;
thence North 84°07'51" West 1173.44 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records;
thence North 0°02'49" East 264.33 feet along the east line of said property to the northeast corner thereof;
thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687";
thence North 0°02'49" East 485.85 feet;
thence South 84°07'51" East 465.30 feet;
thence South 42°56'41" East 53.15 feet;

thence South $16^{\circ}47'09''$ East 98.13 feet to a point on the south line of the aforementioned property described as "Parcel 3: Tract 1";
thence South $84^{\circ}07'51''$ East 100.09 feet along said south line;
thence North $70^{\circ}12'33''$ East 131.27 feet;
thence North $0^{\circ}08'00''$ West 590.49 feet;
thence North $46^{\circ}43'08''$ East 161.02 feet to a point on the north line of said Section 18;
thence South $89^{\circ}17'50''$ East 197.45 feet along said north line to the Point of Beginning, containing 24.013 acres of land, more or less.

EXHIBIT "B"

Legal Description For:
Original Property "B"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at a brass cap at the Northeast corner of the T.J. Shadden Donation Land Claim, said Donation Land Claim corner is also the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; and running thence: South $0^{\circ}08'00''$ East 691.80 feet along the East line of said Section 18 to the Northeast corner of that tract of land described in Volume 186, Page 137, Deed Records;
thence South $89^{\circ}52'00''$ West 350.00 feet along the North line of said tract and its Westerly extension thereof to the beginning of a 175.00-foot radius non-tangent curve concave to the Northwest;
thence Southwesterly along the arc of said curve (whose radius point bears South $89^{\circ}52'00''$ West and the chord of which bears South $16^{\circ}57'36''$ West 102.88 feet) 104.42 feet to a point on the south line of that property described as "Parcel 4" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records;
thence North $84^{\circ}07'51''$ West 85.32 feet along said south line to the southwest corner of said property;
thence North $0^{\circ}08'00''$ West 788.00 feet along the west line of said property to the northwest corner thereof;
thence South $89^{\circ}17'50''$ East 465.15 feet along the north line of said Section 18 to the Point of Beginning, containing 7.652 acres of land, more or less.

EXHIBIT "C"

Legal Description For:
Adjusted Property "A"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 1" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North 89°17'50" West 465.15 feet from the northeast corner of said Section 18; thence South 0°08'00" East 788.00 feet along the east line of said property to the southeast corner thereof, said point being on the north line of that property described as "Parcel 5" in said Instrument No. 201600557; thence South 84°07'51" East 85.32 feet along said north line to the beginning of a 175.00-foot radius non-tangent curve concave to the Northwest and the TRUE POINT OF BEGINNING of this description; and running thence: Northeasterly along the arc of said curve (whose radius point bears North 55°56'47" West and the chord of which bears North 16°57'36" East 102.88 feet) 104.42 feet to a point on the Westerly extension of the north line of that property described in that instrument recorded in Volume 186, Page 137, Yamhill County Deed Records; thence North 89°52'00" East 27.00 feet along said Westerly extension to the northwest corner of said property; thence South 0°08'00" East 724.19 feet along the west line of said property to the southwest corner thereof, said point being on the north right of way line of N.W. Baker Creek Road at a perpendicular distance of 30.00 feet from the centerline of said road; thence North 84°07'51" West 1173.44 feet along said right of way to the southeast corner of that property described in that Warranty Deed recorded in Instrument No. 201900618, Yamhill County Deed Records; thence North 0°02'49" East 264.33 feet along the east line of said property to the northeast corner thereof; thence North 89°57'11" West 42.50 feet along the north line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687"; thence North 0°02'49" East 485.85 feet; thence South 84°07'51" East 465.30 feet; thence South 42°56'41" East 53.15 feet; thence South 16°47'09" East 98.13 feet to a point on the south line of the aforementioned property described as "Parcel 3: Tract 1"; thence South 84°07'51" East 100.09 feet along said south line; thence North 70°12'33" East 131.27 feet; thence South 67°54'10" East 95.70 feet to the beginning of a 425.00-foot radius non-tangent curve concave to the Southeast;

thence Southwesterly along the arc of said curve (whose radius point bears South $67^{\circ}54'10''$ East and the chord of which bears South $15^{\circ}12'45''$ West 101.89 feet) 102.14 feet;
thence North $84^{\circ}58'12''$ East 51.58 feet;
thence North $89^{\circ}52'00''$ East 207.29 feet;
thence South $77^{\circ}30'56''$ East 51.06 feet to the beginning of a 125.00-foot radius non-tangent curve concave to the Southeast;
thence Northeasterly along the arc of said curve (whose radius point bears South $63^{\circ}37'44''$ East and the chord of which bears North $33^{\circ}32'00''$ East 31.17 feet) 31.25 feet to a point of reverse curve;
thence Northeasterly along the arc of a 175.00-foot radius curve to the left (the chord of which bears North $37^{\circ}22'28''$ East 20.28 feet) 20.29 feet to the TRUE POINT OF BEGINNING, containing 18.288 acres of land, more or less.

EXHIBIT "D"

Legal Description For:
Adjusted Property "B"

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at a brass cap at the Northeast corner of the T.J. Shadden Donation Land Claim, said Donation Land Claim corner is also the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; and running thence: South 0°08'00" East 691.80 feet along the East line of said Section 18 to the Northeast corner of that tract of land described in Volume 186, Page 137, Deed Records;
thence South 89°52'00" West 350.00 feet along the North line of said tract and its Westerly extension thereof to the beginning of a 175.00-foot radius non-tangent curve concave to the Northwest;
thence Southwesterly along the arc of said curve (whose radius point bears South 89°52'00" West and the chord of which bears South 20°16'52" West 122.08 feet) 124.70 feet to a point of reverse curve;
thence Southwesterly along the arc of a 125.00-foot radius curve to the left (the chord of which bears South 33°32'00" West 31.17 feet) 31.25 feet;
thence North 77°30'56" West 51.06 feet;
thence South 89°52'00" West 207.29 feet;
thence South 84°58'12" West 51.58 feet to the beginning of a 425.00-foot radius non-tangent curve concave to the Southeast;
thence Northeasterly along the arc of said curve (whose radius point bears South 81°40'20" East and the chord of which bears North 15°12'45" East 101.89 feet) 102.14 feet;
thence North 67°54'10" West 95.70 feet;
thence North 0°08'00" West 590.49 feet;
thence North 46°43'08" East 161.02 feet to a point on the north line of said Section 18;
thence South 89°17'50" East 662.60 feet along said north line to the Point of Beginning, containing 13.377 acres of land, more or less.

EXHIBIT "E"

Legal Description For:
Transferred Property

A tract of land situated in the Northeast one-quarter of Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northeast corner of that property described as "Parcel 3: Tract 1" in that instrument recorded in Instrument No. 201600557, Yamhill County Deed Records, said point recorded as being North $89^{\circ}17'50''$ West 465.15 feet from the northeast corner of said Section 18; and running thence:
South $0^{\circ}08'00''$ East 788.00 feet along the east line of said property to the southeast corner thereof, said point being on the north line of that property described as "Parcel 5" in said Instrument No. 201600557;
thence South $84^{\circ}07'51''$ East 85.32 feet along said north line to the beginning of a 175.00-foot radius non-tangent curve concave to the Northwest;
thence Southwesterly along the arc of said curve (whose radius point bears North $55^{\circ}56'47''$ West and the chord of which bears South $37^{\circ}22'28''$ West 20.28 feet) 20.29 feet to a point of reverse curve;
thence Southwesterly along the arc of a 125.00-foot radius curve to the left (the chord of which bears South $33^{\circ}32'00''$ West 31.17 feet) 31.25 feet;
thence North $77^{\circ}30'56''$ West 51.06 feet;
thence South $89^{\circ}52'00''$ West 207.29 feet;
thence South $84^{\circ}58'12''$ West 51.58 feet to the beginning of a 425.00-foot radius non-tangent curve concave to the Southeast;
thence Northeasterly along the arc of said curve (whose radius point bears South $81^{\circ}40'20''$ East and the chord of which bears North $15^{\circ}12'45''$ East 101.89 feet) 102.14 feet;
thence North $67^{\circ}54'10''$ West 95.70 feet;
thence North $0^{\circ}08'00''$ West 590.49 feet;
thence North $46^{\circ}43'08''$ East 161.02 feet to a point on the north line of said Section 18;
thence South $89^{\circ}17'50''$ East 197.45 feet along said north line to the Point of Beginning, containing 5.725 acres of land, more or less.