

Washington County, Oregon **2017-002188**
 D-DBS
 Stn=31 M FERNANDES **01/10/2017 08:59:24 AM**
 \$35.00 \$11.00 \$5.00 \$20.00 **\$71.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio

THIS SPACE PROVIDED FOR

After recording return to:

GRANTOR
Wolverine Financial
6770 SW Canyon Dr.
Portland, OR 97225.

After Recording Return to:

same as above.

Tax statements to:
same as above.

BARGAIN AND SALE DEED FOR PROPERTY LINE ADJUSTMENT

Wolverine Financial LLC, an Oregon limited liability company as to an undivided 50% interest and Lone Oak Land and Investments, LLC, a Ltd. Liability Co. as to an undivided 50 % interest, Grantors, conveys to, Wolverine Financial LLC, an Oregon limited liability company as to an undivided 50% interest and Lone Oak Land and Investments, LLC, a Ltd. Liability Co. as to an undivided 50 % interest Grantee, the following described real property:

SEE EXHIBIT A FOR ADJUSTED GRANTORS LEGAL DESCRIPTION
 SEE EXHIBIT B FOR ADJUSTED GRANTEES LEGAL DESCRIPTION

Grantor is vested by Doc. 2006-034944, 2007-023227 Washington County Deed Records
 Grantee is vested by Doc. 2006-034944, 2007-023227 Washington County Deed Records

Grantor and Grantee execute this deed to facilitate an approved, Washington County Planning File No.16-424-PLA

True consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030)

This property is free of liens and encumbrances, EXCEPT: THOSE OF PUBLIC RECORD, IF ANY.

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

First American Title Accommodation
 Recording Assumes No Liability

FIRST AMERICAN BLDG & SVCS W 2017-4

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 4th day of January, 2017.

GRANTORS AND GRANTEEES

By [Signature]
Wolverine Financial LLC, an Oregon limited liability company

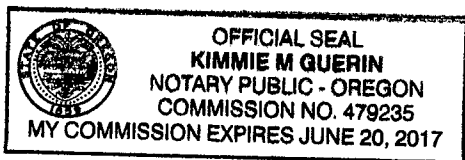
By [Signature]
Lone Oak Land and Investments, LLC, a Ltd. Liability Company

State of OREGON
County of WASHINGTON } ss.

This instrument was acknowledged before me on JAN. 4, 2017
by ROBERT S. BOBUSKY as member.
of Wolverine Financial LLC, an Oregon limited Liability Company.

[Signature]

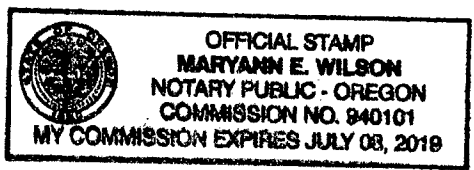
Notary Public – State of Oregon
My commission expires: 6-20-17



State of Oregon
County of Washington } ss.

This instrument was acknowledged before me on January 3rd, 2017
by Mike Cropp as CEO
of Lone Oak Land and Investments, LLC a Ltd. Liability Company.

Maryann E. Wilson
Notary Public - State of Oregon
My commission expires: 7-8-2019



ADJUSTED TAX LOT 600, 2N 4 36 – WASHINGTON COUNTY

(CASE FILE NO. 16-424-PLA)

LEGAL DESCRIPTION

Exhibit A

A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 4 WEST OF WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF "FIRST ADDITION TO BANKS", SAID CORNER LOCATED ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE SOUTH 89°44'51" WEST ALONG SAID SOUTH LINE, 1134.42 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°04'24" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 970.16 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 89°55'36" WEST, 60.00 FEET; THENCE NORTH 00°04'24" WEST, PARALLEL WITH SAID WEST LINE, 1029.97 FEET TO A POINT 60.00 FEET, PERPENDICULAR MEASURE, NORTH OF SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 36; THENCE PARALLEL WITH SAID SOUTH LINE, NORTH 89°44'51" EAST, 286.79 FEET TO THE FLOOD PLAIN LINE AS DETERMINED ON 'PARCEL I' OF DEED DOCUMENT NO. 2007-023227 (WASHINGTON COUNTY DEED RECORDS); THENCE ALONG SAID FLOOD PLAIN LINE THE FOLLOWING COURSES:

NORTH 00°56'17" EAST, 84.82 FEET;
THENCE NORTH 06°10'17" WEST 73.27 FEET;
THENCE NORTH 00°43'16" EAST 34.50 FEET;
THENCE NORTH 05°50'20" EAST 34.13 FEET;
THENCE NORTH 17°00'03" EAST 51.71 FEET;
THENCE NORTH 08°17'18" EAST 17.00 FEET;
THENCE NORTH 26°11'12" EAST 10.75 FEET;
THENCE NORTH 42°04'51" EAST 21.60 FEET;
THENCE NORTH 27°25'49" EAST 33.60 FEET;
THENCE NORTH 57°41'40" EAST 96.82 FEET;
THENCE NORTH 66°55'58" EAST 50.90 FEET;
THENCE NORTH 74°43'59" EAST 86.22 FEET;
THENCE NORTH 73°16'00" EAST 90.30 FEET;
THENCE NORTH 61°39'19" EAST 71.55 FEET;
THENCE NORTH 64°55'13" EAST 79.71 FEET;
THENCE NORTH 31°48'31" EAST 124.09 FEET;
THENCE NORTH 51°20'25" WEST 157.34 FEET;
THENCE NORTH 43°12'55" WEST 52.09 FEET;
THENCE NORTH 29°04'32" WEST 76.00 FEET;
THENCE NORTH 05°57'27" WEST 74.52 FEET;
THENCE NORTH 13°56'17" EAST 143.90 FEET;
THENCE NORTH 16°03'21" EAST 113.96 FEET;
THENCE NORTH 09°56'33" EAST 137.01 FEET;
THENCE NORTH 30°35'44" EAST 88.76 FEET;
THENCE NORTH 54°12'05" EAST 102.65 FEET;
THENCE SOUTH 79°31'18" EAST 32.26 FEET;
THENCE SOUTH 88°40'13" EAST 44.37 FEET;
THENCE SOUTH 78°43'51" EAST 39.33 FEET;
THENCE NORTH 64°03'46" EAST 32.68 FEET;
THENCE NORTH 00°00'00" WEST 394.86 FEET;
THENCE NORTH 39°16'00" WEST 88.34 FEET;
THENCE NORTH 35°08'14" WEST 45.92 FEET;
THENCE NORTH 33°40'34" WEST 33.78 FEET;
THENCE NORTH 15°42'06" WEST 54.81 FEET;
THENCE NORTH 06°23'01" WEST 45.41 FEET;
THENCE NORTH 00°32'07" EAST 74.28 FEET;

THENCE NORTH 01°11'40" WEST 49.19 FEET;
THENCE NORTH 06°34'51" EAST 57.41 FEET;
THENCE NORTH 01°41'04" EAST 41.08 FEET;
THENCE NORTH 16°22'15" EAST 53.53 FEET;

THENCE NORTH 01°22'44" WEST 57.44 FEET TO THE BOUNDARY OF 'PARCEL I' OF DEED DOCUMENT NO. 2007-023227; THENCE LEAVING SAID FLOOD PLAIN LINE, NORTH 51°59'39" EAST ALONG SAID BOUNDARY, 78.18 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 23°00'40" EAST, 153.85 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW CEDAR CANYON ROAD, BEING 25.00 FEET FROM THE CENTERLINE THEREOF; THENCE SOUTH 89°20'21" EAST ALONG SAID RIGHT-OF-WAY LINE, 208.06 FEET TO THE NORTHWEST CORNER OF SAID "FIRST ADDITION TO BANKS"; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES: SOUTH 00°00'00" EAST, 802.28 FEET; THENCE NORTH 89°22'00" WEST, 30.00 FEET; THENCE SOUTH 00°00'00" EAST, 1837.10 FEET TO SAID SOUTHWEST OF SAID PLAT AND THE POINT OF BEGINNING.

THE AREA DESCRIBED ABOVE CONTAINS APPROXIMATELY 30.07 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael H. Harris

OREGON
JULY 11, 2000
MICHAEL H. HARRIS
57863

VALID UNTIL 6-30-17

ADJUSTED TAX LOT 800, 2N 4 36 – WASHINGTON COUNTY

(CASE FILE NO. 16-424-PLA)

LEGAL DESCRIPTION

Exhibit B

A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 4 WEST OF WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 36 FROM WHICH THE SOUTHWEST CORNER OF "FIRST ADDITION TO BANKS" BEARS NORTH 00°04'24" WEST, 970.16 FEET AND NORTH 89°44'51" EAST, 1134.42 FEET; THENCE LEAVING SAID EAST LINE FROM SAID BEGINNING POINT, SOUTH 89°55'36" WEST, 60.00 FEET; THENCE PARALLEL AND 60.00 FEET WESTERLY OF SAID EAST LINE, NORTH 00°04'24" WEST, 1029.97 FEET TO A POINT 60.00 FEET, PERPENDICULAR MEASURE, NORTHERLY OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 36; THENCE PARALLEL WITH AND 60.00 FEET NORTHERLY OF SAID NORTH LINE, NORTH 89°44'51" EAST, 286.79 FEET TO THE FLOOD PLAIN LINE AS DETERMINED ON 'PARCEL 1' OF DEED DOCUMENT NO. 2007-023227 (WASHINGTON COUNTY DEED RECORDS); THENCE ALONG SAID FLOOD PLAIN LINE THE FOLLOWING COURSES:

NORTH 00°56'17" EAST, 84.82 FEET;
THENCE NORTH 06°10'17" WEST 73.27 FEET;
THENCE NORTH 00°43'16" EAST 34.50 FEET;
THENCE NORTH 05°50'20" EAST 34.13 FEET;
THENCE NORTH 17°00'03" EAST 51.71 FEET;
THENCE NORTH 08°17'18" EAST 17.00 FEET;
THENCE NORTH 26°11'12" EAST 10.75 FEET;
THENCE NORTH 42°04'51" EAST 21.60 FEET;
THENCE NORTH 27°25'49" EAST 33.60 FEET;
THENCE NORTH 57°41'40" EAST 96.82 FEET;
THENCE NORTH 66°55'58" EAST 50.90 FEET;
THENCE NORTH 74°43'59" EAST 86.22 FEET;
THENCE NORTH 73°16'00" EAST 90.30 FEET;
THENCE NORTH 61°39'19" EAST 71.55 FEET;
THENCE NORTH 64°55'13" EAST 79.71 FEET;
THENCE NORTH 31°48'31" EAST 124.09 FEET;
THENCE NORTH 51°20'25" WEST 157.34 FEET;
THENCE NORTH 43°12'55" WEST 52.09 FEET;
THENCE NORTH 29°04'32" WEST 76.00 FEET;
THENCE NORTH 05°57'27" WEST 74.52 FEET;
THENCE NORTH 13°56'17" EAST 143.90 FEET;
THENCE NORTH 16°03'21" EAST 113.96 FEET;
THENCE NORTH 09°56'33" EAST 137.01 FEET;
THENCE NORTH 30°35'44" EAST 88.76 FEET;
THENCE NORTH 54°12'05" EAST 102.65 FEET;
THENCE SOUTH 79°31'18" EAST 32.26 FEET;
THENCE SOUTH 88°40'13" EAST 44.37 FEET;
THENCE SOUTH 78°43'51" EAST 39.33 FEET;
THENCE NORTH 64°03'46" EAST 32.68 FEET;
THENCE NORTH 00°00'00" WEST 394.86 FEET;
THENCE NORTH 39°16'00" WEST 88.34 FEET;
THENCE NORTH 35°08'14" WEST 45.92 FEET;
THENCE NORTH 33°40'34" WEST 33.78 FEET;
THENCE NORTH 15°42'06" WEST 54.81 FEET;
THENCE NORTH 06°23'01" WEST 45.41 FEET;
THENCE NORTH 00°32'07" EAST 74.28 FEET;
THENCE NORTH 01°11'40" WEST 49.19 FEET;
THENCE NORTH 06°34'51" EAST 57.41 FEET;

THENCE NORTH 01°41'04" EAST 41.08 FEET;
THENCE NORTH 16°22'15" EAST 53.53 FEET;

THENCE NORTH 01°22'44" WEST 57.44 FEET TO THE BOUNDARY OF 'PARCEL I' OF DEED DOCUMENT NO. 2007-023227; THENCE LEAVING SAID FLOOD PLAIN LINE ALONG THE NORTHERLY BOUNDARY OF SAID "PARCEL I" THE FOLLOWING THIRTEEN (13) COURSES:

SOUTH 51°59'39" WEST 50.40 FEET;
THENCE SOUTH 44°30'39" WEST, 30.55 FEET;
THENCE NORTH 86°23'21" WEST, 50.00 FEET;
THENCE SOUTH 44°30'39" WEST, 122.18 FEET;
THENCE NORTH 86°23'21" WEST, 230.00 FEET;
THENCE NORTH 03°36'39" EAST, 115.44 FEET;
THENCE NORTH 86°23'21" WEST, 195.23 FEET;
THENCE SOUTH 67°29'00" WEST, 584.12 FEET;
THENCE SOUTH 79°13'00" WEST, 158.40 FEET;
THENCE SOUTH 58°24'00" WEST, 681.70 FEET;
THENCE SOUTH 01°48'00" WEST, 106.30 FEET;
THENCE SOUTH 51°50'00" WEST, 243.80 FEET;

THENCE SOUTH 18°33'00" WEST, 217.90 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE SOUTH 00°01'28" EAST ALONG SAID WEST LINE, 2900.78 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE WILSON RIVER HIGHWAY NO. 6; THENCE LEAVING SAID WEST LINE, SOUTH 82°25'12" EAST ALONG SAID RIGHT-OF-WAY LINE, 1331.90 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00°04'24" WEST ALONG SAID EAST LINE, 718.43 FEET TO THE POINT OF BEGINNING.

THE AREA DESCRIBED ABOVE CONTAINS APPROXIMATELY 144.40 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael H. Harris

OREGON
JULY 11, 2000
MICHAEL H. HARRIS
57863

VALID UNTIL 6-30-17