



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

06/03/2025

Owner Name:

Sweet Home Residential LLC

Property Address:

4901 Highway 20

Sweet Home OR 97386 3240

Reference Number:

13S01E27C02500

Account Number:

0236162

Seven Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	52 E Airport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 Newberg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.TicorMidValley.com

For all your customer service needs: MVCS@TicorTitle.com

**Parcel Information**

Parcel #:	0236162
Tax Lot:	13S01E27C02500
Site Address:	4901 Highway 20
	Sweet Home OR 97386 - 3240
Owner:	Sweet Home Residential LLC
	1900 Hines St SE Ste 150
	Salem OR 97302 - 1338
Twtn/Range/Section:	13S / 01E / 27 / SW
Parcel Size:	27.52 Acres (1,198,771 SqFt)
Lot:	
Census Tract/Block:	030403 / 3000
Levy Code Area:	05501
Levy Rate:	24.7490
Market Value Land:	\$961,330.00
Market Value Impr:	\$0.00
Market Value Total:	\$961,330.00
Assessed Value:	\$715,210.00

Tax Information

Tax Year	Annual Tax
2024	\$15,530.30
2023	\$15,098.49
2022	\$15,073.52

Legal**Land**

Land Use:	700 - MULTI-FAMILY VACANT	Zoning:	Sweet Home-R2 - High Density Residential
Watershed:	Wiley Creek	Std Land Use:	8007 - Multi-Family-Vacant Land
Recreation:		School District:	55 - Sweet Home
Primary School:	Foster Elementary School	Middle School:	Sweet Home Junior High School
High School:	Sweet Home High School		

Improvement

Year Built:		Stories:		Finished Area:	9,999 SqFt
Bedrooms:		Bathrooms:		Pool:	
Bldg Type:					

Transfer Information

Rec. Date:	11/14/2022	Sale Price:	\$600,000.00	Doc Num:	18359	Doc Type:	Special Warranty Deed
Owner:	Sweet Home Residential LLC	Grantor:	MID-VALLEY HEALTHCARE INC				
Orig. Loan Amt:		Title Co:	FIRST AMERICAN TITLE				
Finance Type:		Loan Type:		Lender:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Transaction History

Subject Property

4901 Highway 20, Sweet Home OR 97386

APN: 0236162

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
11/14/2022	Special Warranty Deed	\$600,000	18359	Sweet Home Residential LLC	Mid-Valley Healthcare Inc

Last Vesting

Recording Date:	11/14/2022	Doc Number:	18359	Doc Type:	Special Warranty Deed
Sale Price:	\$600,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	First American Title
Buyer:	Sweet Home Residential LLC				
Seller:	Mid-Valley Healthcare Inc				

Linn County
2024 Real Property Assessment Report
Account 236162

Map 13S01E27-C0-02500
Code - Tax ID 05501 - 236162

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record




Mailing SWEET HOME RESIDENTIAL LLC
1900 HINES ST SE STE 150
SALEM OR 97302

Deed Reference # 2022-18359
Sales Date/Price 11-10-2022 / \$600,000
Appraiser BAUER, NATALIE

Property Class 700 **MA** **SA** **NH**
RMV Class 700 04 03 011

Site	Situs Address	City
	4901 HIGHWAY 20	SWEET HOME

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
05501	Land	961,330		Land	0
	Impr	0		Impr	0
Code Area Total		961,330	715,210	715,210	0
Grand Total		961,330	715,210	715,210	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
05501	1				Multi-Family Site	100	20.52 AC		579,220
	3				Multi-Family Site	100	3.00 AC		311,540
	4				Multi-Family Site	100	4.00 AC		70,570
Code Area Total							27.52 AC		961,330

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Comments

***** CAP NOTE - Type C *****
97MX: NEW SR2 OCCUPANT/A-3 PERMIT DATED 12/96 VALUE 2.05 MIL 4901 HWY 20
97MX:Rezoned use consistent with new zoning, assisted living under construction
see in 98 for completion, 8/97 kr.
9/98 IMPS WERE MOVED TO TL 2511. PARTIAL EXEMPTION GRANTED BEHIND ASSISSTED LIVING AREA. ESTIMATED FROM DIGITAL MAP DRAWING. ML
22MX: NO LONGER A CONTIGUOUS UNIT W/TL 2511(850861) NO LONGER QUALIFIES FOR EXEMPTION.
2/22 NB

***** CAP NOTE - Type J *****
EV98-253:CONSOL THIS ACC W/769177, 769219, 754958 & 772011
AC CHANGE +.83 AC, SEGED 5.87 AC TO 850853, SEGED 6.87 AC & IMPS
TO 850861. GJ 6/98

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

3-Jun-2025

SWEET HOME RESIDENTIAL LLC
1900 HINES ST SE STE 150
SALEM OR 97302

Tax Account #	236162	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	05501
Situs Address	4901 HIGHWAY 20 SWEET HOME OR 97386	Interest To	Jun 3, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,530.30	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,098.49	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15,073.52	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,322.84	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,838.17	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,411.20	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,485.28	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,112.07	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,776.04	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,556.48	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,544.03	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,464.62	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,430.07	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,736.14	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,494.73	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,383.45	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,256.20	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,622.88	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,321.76	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,642.21	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,651.77	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,390.25	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,894.59	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,803.40	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,034.72	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,825.24	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,501.85	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23,772.70	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,060.49	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,401.18	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,447.76	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$982.37	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$805.99	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$903.99	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$251,576.78	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

3-Jun-2025

SWEET HOME RESIDENTIAL LLC
1900 HINES ST SE STE 150
SALEM OR 97302

Tax Account #	236162	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	05501
Situs Address	4901 HIGHWAY 20 SWEET HOME OR 97386	Interest To	Jun 3, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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After recording return to:
Sweet Home Residential LLC
1900 Hines Street SE, Ste 150
Salem, OR 97302

Until a change is requested all tax
statements shall be sent to the
following address:
Sweet Home Residential LLC
1900 Hines Street SE, Ste 150
Salem, OR 97302

File No.: NCS-1125565-OR1 (ch)

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON	2022-18359
D-WD	
Stn=10120 K. PETERSON	11/14/2022 12:34:01 PM
\$35.00 \$11.00 \$10.00 \$60.00 \$19.00	\$135.00
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Steve Druckenmiller - County Clerk	

STATUTORY SPECIAL WARRANTY DEED

Mid-Valley Healthcare, Inc., an Oregon non-profit corporation, Grantor, conveys and specially warrants to **Sweet Home Residential LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Subject to: See Schedule B attached hereto and by reference made a part hereof.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$600,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10th day of November, 2022.

Mid-Valley Healthcare, Inc., an Oregon non-profit corporation

By: _____

Name: Marty Cahill
Title: President

STATE OF Oregon)
)ss.
County of Linn)

This instrument was acknowledged before me on this 10th day of November, 2022 by **Marty Cahill** as **President** of Mid-Valley Healthcare, Inc., on behalf of the non-profit corporation.

Carrienne Meier

Notary Public for Oregon
My commission expires:

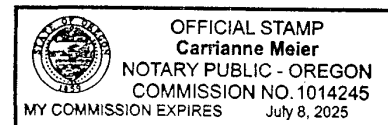


EXHIBIT A

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

PARCEL I:

BEGINNING AT A POINT WHERE THE CENTER LINE OF WILEY CREEK INTERSECTS THE SOUTH LINE OF U.S. HIGHWAY 20 IN SECTION 27, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON;
THENCE IN A WESTERLY AND SOUTHERLY DIRECTION ALONG THE SOUTH LINE OF U.S. HIGHWAY 20 TO THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY OF GRANTOR DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 93, PAGE 353, LINN COUNTY, OREGON MICROFILM RECORDS;
THENCE SOUTH 46°22' EAST (AS DESCRIBED ON COUNTY SURVEY NO. 3954) 1956.57 FEET TO THE SOUTH LINE OF SECTION 27;
THENCE EASTERLY ALONG THE SOUTH LINE OF SECTION 27 TO THE CENTER OF WILEY CREEK;
THENCE DOWNSTREAM ALONG THE CENTER OF WILEY CREEK TO THE POINT OF BEGINNING.

PARCEL II:

BEGINNING ON THE SOUTH LINE OF AND SOUTH 88° 55' EAST 184.8 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 13 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, SAID POINT BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE SWEET HOME CEMETERY ASSOCIATION AND RECORDED IN VOLUME 56, PAGE 227, DEED RECORDS;
THENCE NORTH 0°35' WEST 165.00 FEET TO THE NORTHEAST CORNER OF SAID CEMETERY TRACT;
THENCE SOUTH 89°53' WEST 264.0 FEET TO A 3/4 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID CEMETERY TRACT;
THENCE SOUTH 0°35' EAST ALONG THE WEST LINE OF SAID TRACT 165.0 FEET TO A 3/4 INCH IRON ROD ON THE SOUTH LINE OF AND SOUTH 89°25' WEST 79.2 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
THENCE SOUTH 89°25' WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 629.40 FEET TO A 3/4 INCH IRON BOLT;
THENCE SOUTH 36°21' WEST 223.39 FEET TO A 3/4 INCH IRON ROD;
THENCE SOUTH 24°06' WEST 388.8 FEET TO A 3/4 INCH IRON ROD;
THENCE SOUTH 15°36' WEST 200.74 FEET TO A 3/4 INCH IRON ROD ON THE NORTH LINE OF A COUNTY ROAD;
THENCE SOUTH 85°25' WEST ALONG THE NORTH LINE OF SAID COUNTY ROAD 390.92 FEET TO A 1/3 INCH IRON PIPE;
THENCE NORTH 0°18'-1/2' WEST 561.56 FEET;
THENCE NORTH 0°34' EAST 212.09 FEET;
THENCE NORTH 7°17' EAST 215.58 FEET;

THENCE NORTH 0°34' EAST 997.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTH SANTIAM HIGHWAY;
THENCE NORTH 76°53' EAST ALONG THE SOUTHERLY LINE OF SAID HIGHWAY 683.20 FEET TO A 1-1/4 INCH IRON PIPE;
THENCE SOUTH 13°57' EAST 30.22 FEET TO A 60 INCH FIR STUMP;
THENCE NORTH 88°20' EAST 192.20 FEET TO A 1-1/4 INCH IRON PIPE;
THENCE SOUTH 46°22' EAST 1956.7 FEET TO A 3/4 INCH IRON PIPE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27 AND SOUTH 89°54' EAST 689.0 FEET FROM THE PLACE OF BEGINNING;
THENCE NORTH 89°54' WEST 689.0 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS A THROUGH F:

EXCEPTION TRACT A:

THAT PORTION OF LAND CONVEYED TO SWEET HOME CEMETERY MAINTENANCE DISTRICT IN MICROFILM DEED VOLUME 538, PAGE 425, RECORDED AUGUST 30, 1990, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; RUNNING THENCE SOUTH 89°25' WEST 79.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°35' WEST 165.00 FEET TO A POINT; THENCE NORTH 89°53' EAST 264.00 FEET TO A POINT; THENCE SOUTH 0°35' EAST 165.00 FEET TO A POINT; THENCE SOUTH 89°54' EAST 30.00 FEET TO A POINT; THENCE NORTH 0°35' WEST 194.86 FEET TO A POINT; THENCE SOUTH 89°53' WEST 324.00 FEET TO A POINT; THENCE SOUTH 0°35' EAST 195.00 FEET TO A POINT; THENCE NORTH 89°25' EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTION TRACT B:

THAT PORTION OF LAND CONVEYED TO COUNTRYWOOD DEVELOPMENT IN MICROFILM DEED VOLUME 253, PAGE 106, RECORDED MARCH 14, 1980, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A INCH IRON ROD AT THE NORTHERLY RIGHT- OF-WAY LINE OF AIRPORT ROAD THAT IS NORTH 85°23'29" EAST 826.69 FEET AND NORTH 0°16'55" WEST 30.08 FEET FROM THE SOUTHEAST CORNER OF THE SAMUEL PICKENS DONATION LAND CLAIM NO. 40 IN SECTION 34, TOWNSHIP 13 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON; THENCE NORTH 0°16'55" WEST 561.14 FEET TO A INCH PIPE; THENCE NORTH 0°33'38" EAST 211.46 FEET TO A INCH ROD; THENCE NORTH 7°17'24" EAST 215.59 FEET TO A INCH ROD; THENCE NORTH 0°31'34" E. 976.20 FEET TO A INCH ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY 20; THENCE NORTH 76°51'53" EAST ALONG SAID SOUTHERLY RIGHT- OF-WAY LINE 61.75 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 0°31'34" WEST 994.35 FEET TO A 5/8 INCH ROD; THENCE SOUTH 0°17'24"

WEST 76.78 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°40'00" EAST 459.56 FEET TO A 5/8 INCH ROD; THENCE SOUTH 21°02'00" EAST 145.00 FEET TO A 5/8 INCH ROD; THENCE SOUTH 36°00'00" EAST 133.07 FEET TO A 5/8 INCH ROD; THENCE SOUTH 36°31'25" WEST 107.09 FEET TO A 5/8 INCH ROD; THENCE SOUTH 24°16'48" WEST 383.48 FEET TO A 3/4 INCH ROD; THENCE SOUTH 15°47'23" WEST 196.30 FEET TO A 1/2 INCH ROD ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE SOUTH 85°23'29" WEST 391.07 FEET TO THE POINT OF BEGINNING.

EXCEPTION TRACT C:

THAT PORTION ON LAND CONVEYED TO CITY OF SWEET HOME IN MICROFILM DEED VOLUME 511, PAGE 235 RECORDED FEBRUARY 26, 1990, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89°35'55" WEST 707.69 FEET, SOUTH 36°28'22" WEST 116.13 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON TO THE INITIAL CORNER OF COUNTRYWOOD ESTATES; THENCE NORTH 36°00'16" WEST 133.17 FEET; THENCE NORTH 20°58'48" WEST 2.49 FEET ALONG THE EASTERLY BOUNDARY OF SAID ESTATES, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 20°57'30" WEST 142.27 FEET ALONG SAID ESTATES BOUNDARY TO AN IRON ROD; THENCE NORTH 89°40'11" WEST 250.72 FEET ALONG THE NORTHERLY BOUNDARY OF SAID ESTATES TO AN IRON ROD; THENCE NORTH 0°36'41" EAST 440.52 FEET TO AN IRON ROD THENCE ALONG A 310 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH IS NORTH 77°29'29" EAST 217.02 FEET TO AN IRON ROD; THENCE ALONG A 370 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH IS NORTH 76°27'23" EAST 246.12 FEET TO AN IRON ROD; THENCE SOUTH 0°36'41" EAST 594.40 FEET TO AN IRON ROD; THENCE SOUTH 60°00'00" WEST 71.86 FEET TO AN IRON ROD; THENCE THROUGH A 400 FOOT RADIUS CURVE TO THE RIGHT WHICH LONG CHORD IS SOUTH 60°09'17" WEST 98.75 FEET TO THE POINT OF BEGINNING.

EXCEPTION TRACT D:

ALSO SAVE AND EXCEPT THAT PORTION ON LAND CONVEYED TO CITY OF SWEET HOME IN MICROFILM DEED VOLUME 511, PAGE 236 RECORDED FEBRUARY 26, 1990, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89°35'55" WEST 707.69 FEET SOUTH 36°28'22" WEST 116.13 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, TO THE INITIAL CORNER OF COUNTRYWOOD ESTATES; THENCE NORTH 36°00'16" WEST 133.17 FEET ALONG THE EASTERLY BOUNDARY OF SAID ESTATES; THENCE NORTH 20°58'48" WEST 2.49 FEET; THENCE THROUGH A 400-FOOT RADIUS CURVE TO THE LEFT WHICH LONG CHORD IS NORTH 60°09'17" EAST 98.75 FEET TO AN IRON ROD; NORTH 60°00'00" EAST 71.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°36'41" EAST 594.40 FEET TO AN IRON ROD; THENCE THROUGH A 370 FOOT RADIUS CURVE TO THE RIGHT WHICH LONG CHORD IS SOUTH 75°18'37" EAST 113.30 FEET TO AN IRON ROD; THENCE SOUTH 66°30'12" EAST 160.68 FEET TO AN IRON ROD; THENCE SOUTH 31°25'13" EAST 302.82 FEET TO AN IRON ROD; THENCE SOUTH 60°00'00" WEST 486.31 FEET TO THE POINT OF BEGINNING.

EXCEPTION TRACT E:**PARTITION PLAT NO. 2021-67, RECORDS OF LINN COUNTY, OREGON.****EXCEPTION TRACT F:**

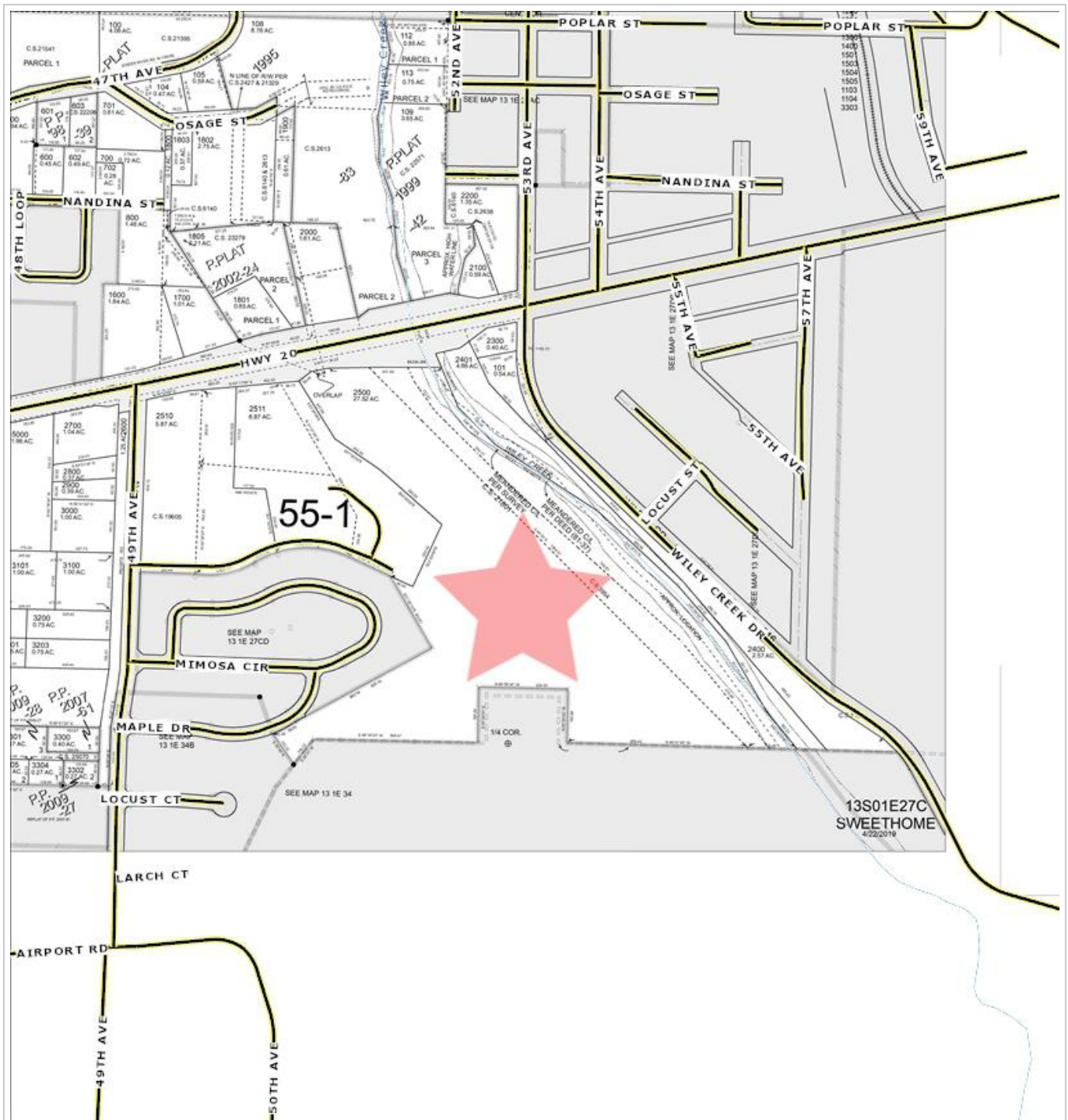
THAT PORTION CONVEYED TO SWEET HOME AL LLC, AN OREGON LIMITED LIABILITY COMPANY BY STATUTORY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 30, 2021 AS RECORDING NO. 2021-229944, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 20 AND THE EAST RIGHT OF WAY LINE OF 49TH AVENUE, SAID POINT BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 OF TOWNSHIP 13 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF SWEET HOME, LINN COUNTY, OREGON; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 20 NORTH 76°53'56" EAST 155.68 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 83°19'29" EAST 174.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 83°19'29" EAST 227.67 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 33°32'40" EAST 247.60 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 57°00'58" EAST 200.06 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 49°57'33" EAST 300.05 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 23°32'31" WEST 249.98 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 66°28'58" WEST 90.00 FEET TO A 5/8 INCH IRON ROD ON THE NORTH LINE OF THE AFOREMENTIONED PLAT OF "SPRING TERRACE"; THENCE ALONG SAID NORTH LINE NORTH 66°28'58" WEST 160.66 FEET TO A POINT BEING WITNESSED BY A 5/8 INCH IRON ROD WHICH BEARS SOUTH 81°02'03" EAST 1.11 FEET FROM THE TRUE CORNER; THENCE CONTINUING ALONG SAID NORTH LINE ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE LEFT 273.51 FEET (THE LONG CHORD OF WHICH BEARS NORTH 87°41'31" WEST 267.32 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 11°26'47" WEST 234.92 FEET TO A POINT; THENCE NORTH 89°54'05" WEST 117.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°00'31" WEST 369.78 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit "B "
PERMITTED EXCEPTIONS

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Wiley Creek.
2. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Wiley Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
3. Easement, including terms and provisions contained therein:
Recording Information: November 2, 1946 in Book 186, page 231
In Favor of: Mountain States Power Company
For: Right of way
4. The terms and provisions contained in the document entitled "Broadband Easement and Right of Entry Agreements" recorded August 6, 1997 as Volume 885, page 542 of Official Records.
5. The terms and provisions contained in the document entitled "MDU Broadband Services Agreement and Memorandum of Easement" recorded August 23, 2000 as Volume 1123, page 315 of Official Records.
6. The terms and provisions contained in the document entitled "MDU Broadband Services Agreement and Grant of Easement" recorded April 25, 2003 as Volume 1416, page 208 of Official Records.
7. The terms and provisions contained in the document entitled "Grant of Access and Utility Easements and Maintenance Covenants" recorded September 29, 2021 as Recording No. 2021-22806 of Official Records.
8. The terms and provisions contained in the document entitled "Storm Drainage Easement Agreement" recorded October 1, 2021 as Recording No. 2021-23107 of Official Records.

Assessor Map



TICOR TITLE™

Parcel ID: 0236162

Site Address: 4901 Highway 20

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

S.W. 1/4 SEC. 27 T. 138. R. 1E. W.M.
Linn County
1" = 200'

FOR ASSESSMENT AND TAXATION ONLY

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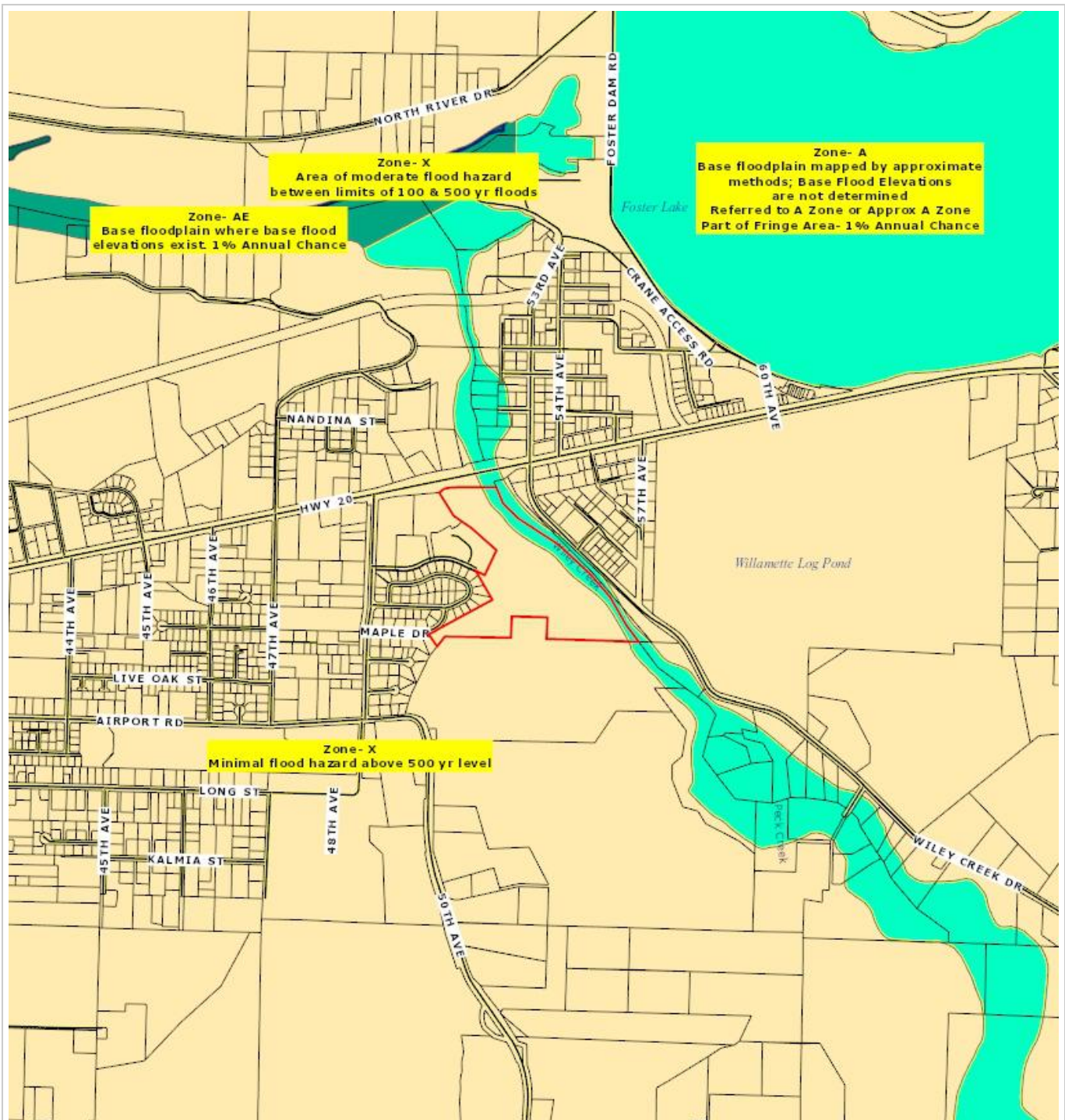


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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report. 06/03/2025 Prepared by: Bobby Taylor

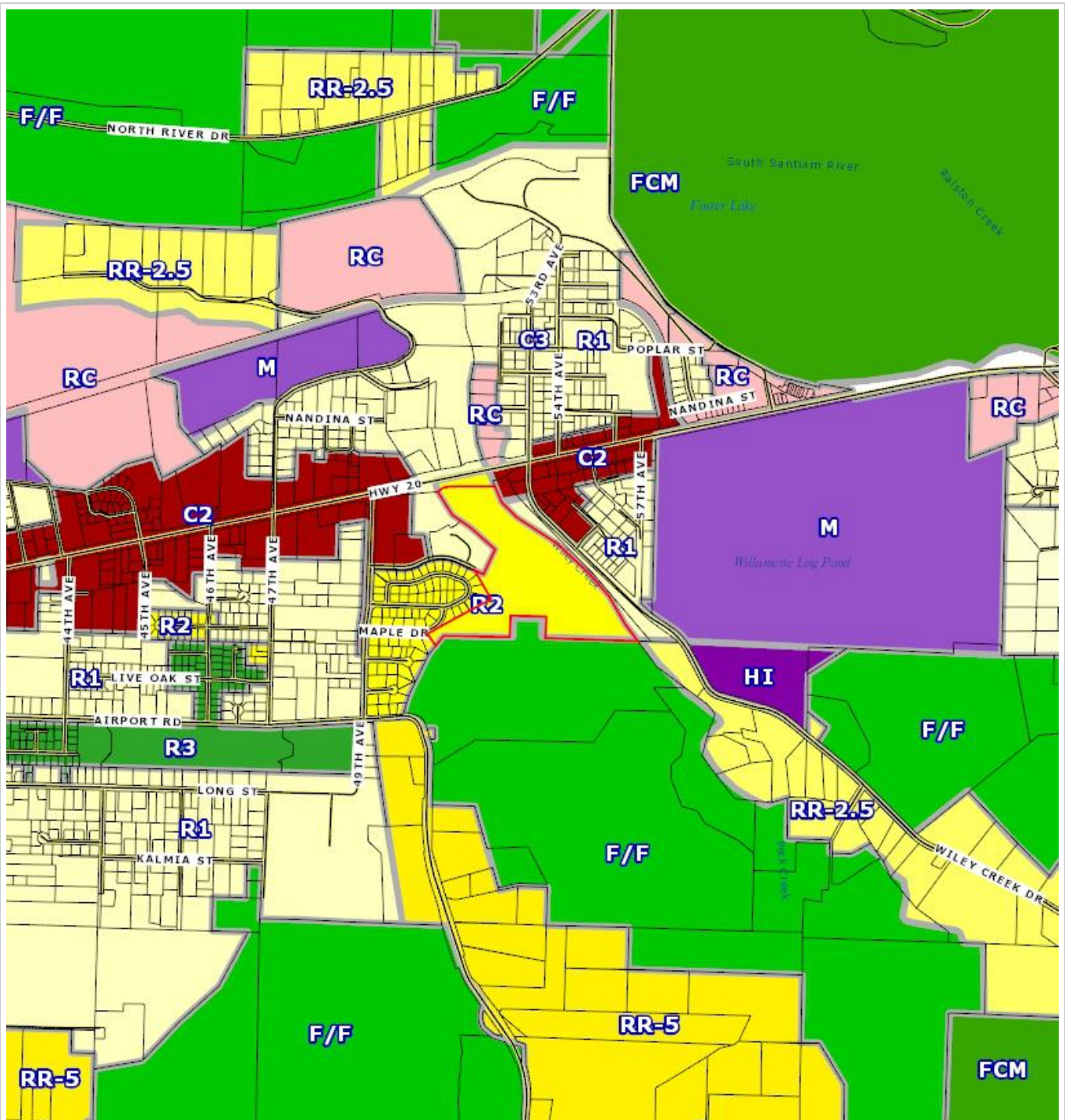
Flood Map



Parcel ID: 0236162

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Zoning Map



TICOR TITLE™

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