



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 06/10/2024

Notice Mailed To: Property owners within 750 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0128-24

Application Type: Property Line Adjustment

Proposal: The applicant proposes to relocate the property line between two abutting lots, resulting in 42.7 acres being adjusted from one lot to the other. The properties are zoned TBR.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 406, 1107, and 1307.. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: WALLACE, DON

Property Owner: BORTHWICK NANCY TRUSTEE

Site Address: 0 NO SITUS
ADDRESS, OR

Location: 3,418 feet east from the intersection of S. Springwater Rd. and S. Spring Creek Rd.

Assessor's Map and Tax Lot: 33E11 00900
33E11 00990
33E11 00800

Zoning: TBR-TIMBER DISTRICT

Staff Contact: Aldo Rodriguez 503-742-4541

E-mail: ARodriguez@clackamas.us

File Number: Z0128-24

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHER'S CPO
WARD LANCE 503-631-2550
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at communityinvolvement@clackamas.us. In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

How to Review this Application: A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

Decision Process: Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

How to Comment on this Application:

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or DRenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? |
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



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TYPE II OR III LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:	<input type="text" value="3/25/24"/>
FILE NUMBER:	<input type="text" value="Z0128-24"/>
APPLICATION TYPE:	<input type="text" value="PROPERTY LINE ADJUSTMENT, TYPE II"/>

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

Comments:

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



Planning and Zoning
Department of Transportation and Development
 Development Services Building
 150 Beaver Creek Road | Oregon City, OR 97045
 503-742-4500 | zoninginfo@clackamas.us
 www.clackamas.us/planning

STAFF USE ONLY

RECEIVED

Mar 25 2024

Clackamas County
 Planning & Zoning Division

Z0128-24-PLA

Staff Initials: _____ File Number: _____

Land use application for:

PROPERTY LINE ADJUSTMENT

(Relocation/elimination of all or a portion of the common property line between two abutting lots of record, without creating an additional lot of record)

Application Fee:

\$795 (Type I) or \$1,050 in AG/F, EFU, or TBR Districts (Type II)

APPLICANT INFORMATION			
Applicant name: Don Wallace	Applicant email: don@klssurveying.com	Applicant phone: 503-429-6115	
Applicant mailing address: 1224 Alder Street	City: Vernonia	State: OR	ZIP: 97064
Contact person name (if other than applicant): Same	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

SITE INFORMATION				
LOT OF RECORD 1	Site address: No Site address	Comprehensive Plan designation: Forest	Zoning district: TBR	
	Map and tax lot #: Township: <u>3S</u> Range: <u>3E</u> Section: <u>11</u> Tax Lots: <u>900, 990</u> Township: _____ Range: _____ Section: _____ Tax Lots: _____			
	Lot of Record 1's current land area: 69.07 Acres	Lot of Record 1's proposed land area after adjustment: 27.0 Acres		
	Site address: No Site address	Comprehensive Plan designation: Forest	Zoning district: TBR	
LOT OF RECORD 2	Map and tax lot #: Township: <u>3S</u> Range: <u>3E</u> Section: <u>11</u> Tax Lots: <u>800</u> Township: _____ Range: _____ Section: _____ Tax Lots: _____			
	Lot of Record 2's current land area: 15.0 acres	Lot of Record 2's proposed land area after adjustment: 56.4 Acres		

Printed names of all property owners: Anita Jackson	Signatures of all property owners: <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DocuSigned by: <i>Anita Jackson</i> BF3E86C86E5840B... </div>	Date(s): 3/5/2024 4:03 PM PST
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I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Applicant signature: <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DocuSigned by: <i>Don Wallace</i> F0D6FAC87336454... </div>	Date: 3/5/2024 3:29 PM PST
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A. Review applicable land use rules:

This application is subject to the provisions of [Section 1107, Property Line Adjustments](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject properties' zoning district(s) and applicable development standards, as outlined in the ZDO.

While not required, a pre-application conference can be requested for staff assistance in understanding the approval criteria as they apply to a specific proposal and in addressing the requirements of this application. A pre-application conference costs \$850 and can be requested using the [Pre-Application Conference Request form](#). The fee for a pre-application conference is separate from, and in addition to, the cost of this permit application.

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$795, unless the property line adjustment is in the AG/F, EFU, or TBR Districts, in which case the cost is \$1,050** (see FAQs at the end of this application for more information). Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Tentative plan:** A tentative plan for the proposed property line adjustment must be provided. The plan must be drawn to scale of not less than one inch equals 20 feet and not more than one inch equals 200 feet and shall include the following information:
 - Lot line dimensions and size in square feet or acres of the two lots of record that are the subject of the application;
 - Identification of the area(s) proposed to be adjusted from one lot of record to the other;
 - North arrow;
 - Adjacent roads (noting whether public or private), including road names and road rights-of-way or easement widths;
 - Locations and dimensions of existing and proposed driveways;
 - Location of wells or name of water district;
 - Location of on-site wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells) or name of sanitary sewer district;
 - Easements, including widths and types, labeled as existing or proposed, specifically noting whom they serve; and
 - Existing structures and the distance from each structure to existing and proposed lot lines.

C. Answer the following questions:

1. With the proposed property line adjustment, will each lot of record comply with the minimum and, if applicable, the maximum lot size standards of the subject zoning district?

YES

- NO, but an exception applies pursuant to ZDO 1107.03(A). The exception is identified in the box below:

3. If a lot of record in an AG/F, EFU, or TBR District is smaller than the minimum lot size standard, its size may be reduced subject to Subsection 1107.04.

2. A property line adjustment is subject to the minimum setback standards of the applicable zoning district, except that if a lawfully established nonconforming setback exists, the property line adjustment may be approved if it does not further reduce the setback.

Will the property line adjustment result in a setback depth for a structure that is less than the minimum setback standards for any applicable zoning district?

- NO, all existing and proposed structures will continue to meet the minimum setback standards for their zoning district.
- YES, the adjustment will result in a setback depth for (an) existing or proposed structure(s) that is less than the minimum standards for their zoning district, **as shown on the tentative plan**. The structure(s) was/were lawfully established in their current location, as demonstrated in attached evidence (e.g. building permits, tax records, dated photographs, dated aerial images, signed affidavits, and previous land use approvals).

3. Do you understand and accept that, prior to Planning Director approval of the final property line adjustment record of survey map required pursuant to ZDO Subsection 1107.06, setbacks from the proposed property line to all existing structures on the subject property must be verified by a site plan prepared and stamped by an Oregon registered professional land surveyor, and that if no structures exist, the surveyor may submit a stamped letter so stating?

NO

YES

4. Is the property line adjustment between lots of record separated by a Comprehensive Plan boundary that *also* separates an Urban, Unincorporated Community or Rural Plan designation from an Agriculture or Forest Plan designation?

NO

YES, but the adjustment will result in an *increase* in the size of the lot of record with the Agriculture or Forest Plan designation.

5. A property line adjustment is **prohibited** between lots of record separated by the Portland Metropolitan Urban Growth Boundary or the unincorporated community boundary of Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, or Zigzag Village.

Do you propose such a property line adjustment?

NO

YES

D. Answer the following, if in the AG/F, EFU, or TBR District

If the property line adjustment is in the AG/F, EFU, or TBR District, answer all of the following questions. Attach additional pages, if necessary.

1. Would the property line adjustment **decrease** the size of a lot of record that, before the adjustment, is smaller than 80 acres *and* contains an existing dwelling or is approved for the construction of a dwelling?
 - NO
 - YES, it would decrease the size of a lot of record that is currently smaller than 80 acres and contains an existing dwelling.
 - YES, it would decrease the size of a lot of record that is currently smaller than 80 acres and is approved for a dwelling per the following building permit or land use permit number: _____

2. Would the property line adjustment **decrease** the size of a lot of record that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres?
 - NO
 - YES, it would decrease the size of a lot of record that contains an existing dwelling to a size smaller than 80 acres.
 - YES, it would decrease the size of a lot of record that that has been approved for a dwelling to a size smaller than 80 acres. The following building permit or land use permit number is the approval for the dwelling: _____

3. Would the property line adjustment **increase** the size of a lot of record to a size as large as or larger than the minimum lot or parcel size required for it to qualify for a dwelling?
 - YES, the adjustment would increase the size of one of the lots of record to a size that would be large enough for it to qualify for a dwelling.
 - NO, the lot of record that will be increased in size will *not* be as large or larger than the minimum lot or parcel size required for it to qualify for a dwelling, for the following reasons:

Neither of the lots will be large enough to qualify for a dwelling.
 - NO, because the adjustment would not increase the size of any lot of record.

4. ZDO Subsection 1107.04(C)(3) **prohibits** property line adjustments in a natural resource zone when the adjustment would allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling if that land use approval for a dwelling would be based on an acreage standard.

In the box below, explain how the proposed property line adjustment would *not* be used to allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling based on an acreage standard.

Neither of the lots after the adjustment will be large enough to qualify for a dwelling based on an acreage standard.

5. ZDO Subsection 1107.04(C)(4) **prohibits** the adjustment of a property line that resulted from a subdivision or partition authorized by a waiver so that any lot of record affected by the adjustment is larger than:

- Two acres if the lot of record is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland, or within a ground water restricted area; or
- Five acres if the lot of record is, before the adjustment, five acres in size or smaller and is *not* high-value farmland, high-value forestland, or within a groundwater restricted area.

Would the proposed property line adjustment comply with Subsection 1107.04(C)(4)?

NO

YES

6. ZDO Subsections 1107.04(C)(5) and (6) **prohibit** property line adjustments in a natural resource zone that would separate:

- A temporary dwelling for care, home occupation, relative farm help dwelling, or processing facility from the lot of record on which the primary residential use or other primary use exists; or
- An accessory dwelling in conjunction with a farm use approved pursuant to Subsection 401.05(C)(12), except as provided in OAR 660-033-0010(24)(B).

In the box below, explain how the proposed property line adjustment will comply with these subsections. For example, if there is no temporary dwelling for care, home occupation, relative farm help dwelling, processing facility, or accessory dwelling on either property affected by the adjustment, say so.

Neither of the lots have a dwelling or accessory dwelling.

FAQs

When is a Property Line Adjustment permit required?

The County's Zoning and Development Ordinance (ZDO) allows relocation or elimination of all or a portion of the common property line between two abutting lots of record under specified conditions. Relocation or elimination of all or a portion of the common property line between two abutting lots of record, without creating an additional lot of record, must be requested using this application form for a Property Line Adjustment permit.

What is the permit application process?

Property Line Adjustment permits are subject to a "Type I" land use application process, as provided for in [Section 1307](#) of the ZDO, unless the property line adjustment is in the Ag/Forest (AG/F), Exclusive Farm Use (EFU), or Timber (TBR) zoning district and filed pursuant to Subsection 1107.04, in which case it is subject to a "Type II" process. Public notice of Type I applications and decisions is not provided. A written decision on a Type I application is made by the Planning and Zoning staff, and there is no County-level process to appeal that decision. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. The Planning Director's decision on a Type II application can be appealed to the County Land Use Hearings Officer. If the Type I or Type II application is approved, the applicant must comply with any conditions of approval identified in the decision.

What is needed for the County to approve a land use permit?

Property line adjustments *may* be permitted after an evaluation by the County of applicable standards of the ZDO. The applicant is responsible for providing evidence that their proposal does or can meet those standards. In order to address the standards, the information requested in this application should be as thorough and complete as possible. A permit will only be approved or denied after a complete application is received and reviewed. The County approves an application only if it finds that the proposal meets the standards or can meet the standards with conditions.

If approved, how long would the Property Line Adjustment permit be valid?

The permit would be valid for two years from the date of the final decision. During this two-year period, all applicable conditions must be met, or the approval will become void.

How long will it take the County to make a decision about an application?

The County makes every effort to issue a decision on a Type I land use application within 20 days, and for a Type II application within 45 days, of when we deem the application to be complete. State law generally requires a final County decision on a Type II land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

If an application is submitted and then withdrawn, will a refund be given?

If a submitted Type I application is withdrawn before a decision on the application is issued, 75% of the application fee paid, or the fee paid minus \$250, whichever is less, will be refunded. No refund will be given after a decision is issued.

If a submitted Type II application is withdrawn before it is publicly noticed, 75% of the application fee paid, or the fee paid minus \$250, whichever is less, will be refunded. If a submitted application is withdrawn after it is publicly noticed, but before a decision is issued, 50% of the application fee paid, or the fee paid minus \$500, whichever is less, will be refunded. No refund will be given after a decision is issued.

Who can help answer additional questions?

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

03-07-2024 11:39

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1801995-99	DLLC	ACT	OREGON	03-26-2021	03-26-2025	
Entity Name PUDDLES HOLDINGS, LLC						
Foreign Name						

[New Search](#)

[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1		4025 CANONERO CT			
Addr 2					
CSZ	FAIR OAKS	CA	95628	Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	03-26-2021	Resign Date
Of Record		649839-93 CH REGISTERED SERVICES, LLC			
Addr 1		1455 SW BROADWAY STE 1500			
Addr 2					
CSZ	PORTLAND	OR	97201	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS			
Addr 1		1455 SW BROADWAY STE 1500			
Addr 2					
CSZ	PORTLAND	OR	97201	Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER			Resign Date
Name		ANITA JACKSON			
Addr 1		4025 CANONERO CT			
Addr 2					
CSZ	FAIR OAKS	CA	95628	Country	UNITED STATES OF AMERICA

[New Search](#)

[Printer Friendly](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
PUDDLES HOLDINGS, LLC	EN	CUR	03-26-2021	

Please [read](#) before ordering [Copies](#).

[New Search](#)

[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	02-13-2024		FI		
	AMENDED ANNUAL REPORT	02-20-2023		FI		
	AMENDED ANNUAL REPORT	02-07-2022		FI		



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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

Clackamas County Official Records
Sherry Hall, County Clerk

2021-065010

07/06/2021 03:23:08 PM

D-D Cnt=1 Stn=74 MELISSA
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

AFTER RECORDING RETURN TO:

Jonathan J. Cavanagh
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

STATUTORY BARGAIN AND SALE DEED

ANITA J. JACKSON, Grantor, conveys to PUDDLES HOLDINGS, LLC, an Oregon limited liability company, Grantee, all right, title, and interest in and to the Clackamas County real property described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other consideration, which is the whole consideration.

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.

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DATED effective this 28th day of June, 2021.

Anita J. Jackson
ANITA J. JACKSON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO) SS:

On 06/28, 2021, before me, E. C. HOKOM, NOTARY PUBLIC personally appeared Anita J. Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

E. C. HOKOM
NOTARY PUBLIC

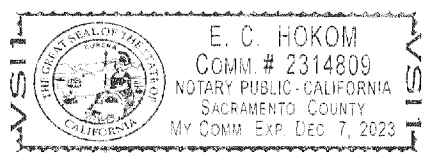


EXHIBIT A

Real property in the County of Clackamas, State of Oregon, described as follows:

Part of the Z. C. Norton D.L.C. #46 In Section 11, Township 3 South, Range 3 East, W, M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Norton D.L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the tract to be described; thence South along the East line of said John Tommas tract 420.0 feet; thence West and parallel with the North Boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

EXCEPTING THEREFROM the East 30 feet.

Parcel No.: 00911632

Clackamas County Official Records
Sherry Hall, County Clerk

2021-065015

07/06/2021 03:24:11 PM

D-D Cnt=1 Stn=9 COUNTER1
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

AFTER RECORDING RETURN TO:

Jonathan J. Cavanagh
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

STATUTORY BARGAIN AND SALE DEED

SCOTT T. SPENCE, Grantor, conveys to PUDDLES HOLDINGS, LLC, an Oregon limited liability company, Grantee, all right, title, and interest in and to the Clackamas County, Oregon real property described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other consideration, which is the whole consideration.

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.

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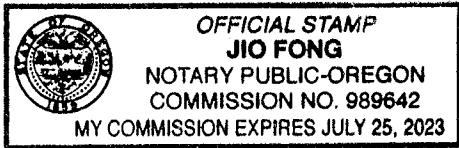
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DATED effective this 30 day of June, 2021.

Scott T. Spence
SCOTT T. SPENCE

STATE OF OREGON)
) ss
COUNTY OF Multnomah)

This instrument was acknowledged before me on this 30TH day of June, 2021, by Scott T. Spence.



Jio Fong
Notary Public for Oregon
My Commission Expires: July 25TH 2023

EXHIBIT A

Real property in the County of Clackamas, State of Oregon, described as follows:

Part of the Z. C. Norton D.L.C. #46 In Section 11, Township 3 South, Range 3 East, W, M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Norton D.L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the tract to be described; thence South along the East line of said John Tommas tract 420.0 feet; thence West and parallel with the North Boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

EXCEPTING THEREFROM the East 30 feet.

Parcel No.: 00911632

AFTER RECORDING RETURN TO:

Gretchen S. Barnes
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

Clackamas County Official Records	2021-054187
Sherry Hall, County Clerk	06/02/2021 11:16:11 AM
D-D	Cnt=1 Stn=75 TIFFANY
\$25.00 \$16.00 \$10.00 \$62.00	\$113.00

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

STATUTORY BARGAIN AND SALE DEED

ANITA JOYCE JACKSON, Grantor, conveys to PUDDLES HOLDINGS, LLC, an Oregon limited liability company, Grantee, all right, title, and interest in and to the real property described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other consideration, which is the whole consideration.

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.

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DATED effective this 14th day of March, 2021.

Anita Joyce Jackson
ANITA JOYCE JACKSON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Sacramento) ss:

On March 14th, 2021, before me, Shanan Price, Notary Public personally appeared Anita Joyce Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Shanan Price
NOTARY PUBLIC

EXHIBIT "A"

All of Lot 1 Section 14, Township 3, South Range 3 West, East of the Willamette Meridian

Also: Beginning at the Southwest corner of the Z. C. Norton Donation Land Claim, Number 46 in said township and range, thence North on West line of said claim 40.01 rods; thence east 14.53 chains to the east line of tract of land described in Book 106, page 442, Deed Records of said County; thence south tracing said east line 40.01 rods to the south line of said Norton Claim; thence west tracing the south line of said Norton Claim 14.63 chains to the point of beginning. containing 15 acres, the whole amount conveyed containing 30.28 acres, more or less.

Also: Being a part of the R. Mattoon D.L.C. No 47 in Section 10, Township 3 South Range 3 East of the Willamette Meridian, more particularly described as follows, to-wit:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of the Z. C. Norton D.L.C.; thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the county road, thence, following the center of said road, southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing 0.69 acres, more or less, excepting that portion within the county road.

Also: Part of the Z. C. Norton and wife D.L.C. #46 in T. 3 S. R. 3. E. W. M., described as:

Beginning at a point on the North boundary of said Claim 14.43 chains East of the Northwest corner thereof; thence East on Claim line 14.43 chains; thence South 55.50 chains to a point on the South boundary of Claim 29.26 chains East of the Southwest corner thereof; thence on Claim line west 14.63 chains; thence North to the place of beginning containing 80 acres, more or less.

Also: Part of the Z. C. Norton D.L.C. Number 46 in T. 3 S. R. 3 E of W. M. described as follows: Beginning at the N. W. corner of said claim number 46 and running thence S. 27.60 chains to a point; thence E. 14.53 chains, thence N. 27.60 chains; thence W. on the N. line of said claim 14.43 chains to the place of beginning containing 40 acres more or less.

All of lots of 1 and 2 in Section 10, T. 3. S. R. 3. E. containing 11 acres more are less.

A part of the H. G. Colton 200 acre tract of land lying in the Oran Mattoon D.L.C. in Section Ten, T. 3. S. R. 3. E. of the Willamette Meridian.

Commencing at the re-entrant corner of the South and East sides of said H. G. Colton 200 acre tract, said re-entrant corner also being the Northwest corner of a certain 80 acres, Recorded in Book X Page 32, Record of Deed, Clackamas County, Oregon; thence South 89 deg. 40' East 52 feet to a 1" iron pipe driven in the ground and place of beginning of the tract of land to be described: thence South 89 deg. 40' East 837.4 feet tracing the North line of that 80 acre tract of land described in said Book "X" Page 32, to a point in the center of the H. H. Mattoon County Road; thence North 40 deg 40' West 27.0 feet tracing the center of said county road to a point from which point bears a 1/2" iron pipe North 89 deg. 43' West 26.5 feet; thence North 89 deg. 43' West 810.00 feet from the center of said road to a 1" iron pipe driven in the

ground; thence South 28 deg. 35' West 22.0 feet to the place of beginning containing 0.38 or an acre more or less.

Beginning at the S. E. corner of the Oran Mattoon D.L.C. in Sec. 10 T. 3. S. R. 3 E. and running thence W. on the S. boundary of said Donation Claim 27.50 chains; thence N. 29 .05 chains; thence E. 27.50 chains; thence S. on the E. boundary of said claim 29.05 chains to the place of beginning containing 80 acres more or less, save and except that certain strip of land deeded to the Clackamas County Southern RR Company for right of way. Described in book 209; Page 187 of the Deed records of Clackamas County Oregon.

Being a part of the R. Mattoon D.L.C. No. 47 in Section 10, T.3., R.3 E. of the W. M., more particularly described as:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of said Z. C. Norton D.L.C. thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the County road; thence following the center of said road Southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing .69 acres, more are less, excepting that portion within the County Road.

Excepting from the above 80 acres that fraction of an acre deeded to Bank of Gresham, described in Book 198, Page 400 of the deed records of Clackamas County, Oregon.

Also excepting all that land lying West of the center line of Mattoon Road.

Beginning at the Southeast corner of said Government lot 2 and running thence North along the East line of said Lot 2, 165.0 feet to the true place of beginning of the tract herein described, said point also being the Northeast corner of that certain tract of land conveyed to Peter J. Ullrich, et ux by deed recorded November 30, 1965 in Book 666, page 319 Deed Records of Clackamas County, Oregon; thence continuing along the east line of said lot 2, 46.0 feet; thence West, and parallel with the south line of said Lot 2, to a point which is North 46.0 feet from the Northwest corner of said Ullrich tract; thence South 46.0 feet from the Northwest corner of said Ullrich tract; thence East along the North line of said Ullrich tract to the place of beginning.

Also excepting, beginning at the Southeast corner of said Government Lot 2 and running thence North along the East line of said Lot, a distance of 165 feet; thence West parallel with the South line of said Lot 2, to a point in the center of Mattoon Road, as said road as now traveled; thence Southerly along the centerline of said road 165 feet, more or less, to the South line of Government Lot 2; thence East along the said South Lot line to the point of beginning.

Also excepting that part of the Oran Mattoon D.L.C. in Section 10. T. 3 S., R. 3 E. of the W. M., described as follows: Also excepting that part of the Oran Mattoon D.L.C., in section 10, T.3S., R.3E., of the W. M., described as follows: Beginning at a stone 6 inches by 6 inches above ground with a base screw in the top which is South 40 deg. 02' east 234.6 feet and South 10 deg 33' west 87.35 feet from a 2 inch iron pipe set for the initial point of Cedarhurst No. 2, in O. Mattoon D.L.C., thence South 25 deg 45' West 138.33 feet to an iron pipe; thence South 0 deg 41' East 541 feet to an iron pipe; thence North 14 deg 42' West 683.6 feet to an iron pipe; thence South 89 deg 14' West 58 feet to the place of beginning.

Also Excluding: Being part of the Oran Mattoon D.L.C. No 45 in Section 10, T. 3 S., R. 3 S., W. M. Clackamas County, Oregon, being more particularly described as follows:

Beginning at a six inch by eight inch (6"x8") stone with an "X": at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45; 367.22 feet to a point in the center of County Road No. 784 as traveled (Mattoon Road); thence N 24 deg 01' W 193.53 feet on the county road; thence N. 29 deg 03' W 309.25 feet on the county road, thence East 596.13 feet to the East line of the Oran Mattoon D.L.C. No. 45; thence South on the East line of said claim 447.14 feet to the point of beginning, containing 4.94 acres, more or less.

Also excluding, Being part of the Oran Mattoon D.L.C. No. 45 in Section 10, T. 3 S., R. 3 E., W. M., Clackamas County, Oregon being more particularly described as follows:

Beginning at a point 447.14 feet North of a six inch by eight inch (6"x8") stone with an "X" at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45 596.13 feet to a point in the center of county road No. 784 as traveled (Mattoon Road) thence N30 deg 59' W 373.90 feet on the county road; thence N2 01'30"W 175.5 feet on the county road; thence Easterly N89 21'16"W 908.02 feet to the East line of the Oran Mattoon D.L.C. No. 45 thence South on the East line of said claim 440.82 feet to the point of beginning containing 7.53 acres more or less.

Excepting that portion of the above property lying within the county road.

Also Excepting: Part of the Z. C. Norton D.L.C. #46 in T. 3 S., R. 3 E., W. M., in the County of Clackamas, State of Oregon, more particularly described as follows:

Beginning at the N.W. corner of said Norton D.L.C. #46: thence East along the North boundary of said claim 28.56 chains to the true point of beginning of the tract to be described; thence South along the East line of that certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract, 445.0 feet to the North boundary of said Norton D.L.C.; thence East along the North boundary of said Norton D.L.C. 550 feet to the true point of beginning of the tract herein described.

Reserving therefrom the North 25 feet of the described property and the most easterly 30 feet of the described property for the access road purposes for grantor.

And Also: Beginning at the N.W. corner of said Norton D. L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the track to be described; thence South along the East line of said John Tommas tract 420.00 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

Reserving therefrom the most easterly 30 feet of the described property for access road purposes.

Clackamas County Official Records
Sherry Hall, County Clerk

2021-054186

06/02/2021 11:16:08 AM

D-D Cnt=1 Stn=75 TIFFANY
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

AFTER RECORDING RETURN TO:

Gretchen S. Barnes
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

STATUTORY BARGAIN AND SALE DEED

SCOTT TOMMAS SPENCE, Grantor, conveys to PUDDLES HOLDINGS, LLC, an Oregon limited liability company, Grantee, all right, title, and interest in and to the real property described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other consideration, which is the whole consideration.

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.

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DATED effective this ^{May} 25 day of ~~March~~, 2021.


SCOTT TOMMAS SPENCE

STATE OF OREGON)
COUNTY OF Multnomah } ss

This instrument was acknowledged before me on this 25th day of ^{May} ~~March~~, 2021, by Scott Tommas Spence.



Notary Public for Oregon
My Commission Expires: July 19th, 2024

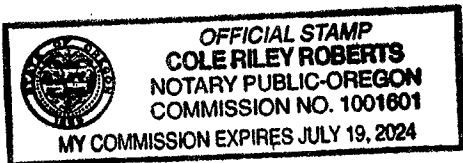
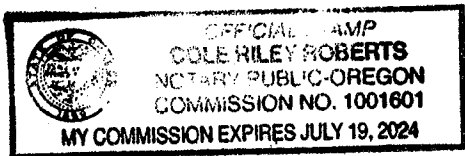


EXHIBIT "A"

All of Lot 1 Section 14, Township 3, South Range 3 West, East of the Willamette Meridian

Also: Beginning at the Southwest corner of the Z. C. Norton Donation Land Claim, Number 46 in said township and range, thence North on West line of said claim 40.01 rods; thence east 14.53 chains to the east line of tract of land described in Book 106, page 442, Deed Records of said County; thence south tracing said east line 40.01 rods to the south line of said Norton Claim; thence west tracing the south line of said Norton Claim 14.63 chains to the point of beginning. containing 15 acres, the whole amount conveyed containing 30.28 acres, more or less.

Also: Being a part of the R. Mattoon D.L.C. No 47 in Section 10, Township 3 South Range 3 East of the Willamette Meridian, more particularly described as follows, to-wit:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of the Z. C. Norton D.L.C.; thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the county road, thence, following the center of said road, southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing 0.69 acres, more or less, excepting that portion within the county road.

Also: Part of the Z. C. Norton and wife D.L.C. #46 in T. 3 S. R. 3. E. W. M., described as:

Beginning at a point on the North boundary of said Claim 14.43 chains East of the Northwest corner thereof; thence East on Claim line 14.43 chains; thence South 55.50 chains to a point on the South boundary of Claim 29.26 chains East of the Southwest corner thereof; thence on Claim line west 14.63 chains; thence North to the place of beginning containing 80 acres, more or less.

Also: Part of the Z. C. Norton D.L.C. Number 46 in T. 3 S. R. 3 E of W. M. described as follows: Beginning at the N. W. corner of said claim number 46 and running thence S. 27.60 chains to a point; thence E. 14.53 chains, thence N. 27.60 chains; thence W. on the N. line of said claim 14.43 chains to the place of beginning containing 40 acres more or less.

All of lots of 1 and 2 in Section 10, T. 3. S. R. 3. E. containing 11 acres more are less.

A part of the H. G. Colton 200 acre tract of land lying in the Oran Mattoon D.L.C. in Section Ten, T. 3. S. R. 3. E. of the Willamette Meridian.

Commencing at the re-entrant corner of the South and East sides of said H. G. Colton 200 acre tract, said re-entrant corner also being the Northwest corner of a certain 80 acres, Recorded in Book X Page 32, Record of Deed, Clackamas County, Oregon; thence South 89 deg. 40' East 52 feet to a 1" iron pipe driven in the ground and place of beginning of the tract of land to be described: thence South 89 deg. 40' East 837.4 feet tracing the North line of that 80 acre tract of land described in said Book "X" Page 32, to a point in the center of the H. H. Mattoon County Road; thence North 40 deg 40' West 27.0 feet tracing the center of said county road to a point from which point bears a 1/2" iron pipe North 89 deg. 43' West 26.5 feet; thence North 89 deg. 43' West 810.00 feet from the center of said road to a 1" iron pipe driven in the

ground; thence South 28 deg. 35' West 22.0 feet to the place of beginning containing 0.38 or an acre more or less.

Beginning at the S. E. corner of the Oran Mattoon D.L.C. in Sec. 10 T. 3. S. R. 3 E. and running thence W. on the S. boundary of said Donation Claim 27.50 chains; thence N. 29.05 chains; thence E. 27.50 chains; thence S. on the E. boundary of said claim 29.05 chains to the place of beginning containing 80 acres more or less, save and except that certain strip of land deeded to the Clackamas County Southern RR Company for right of way. Described in book 209; Page 187 of the Deed records of Clackamas County Oregon.

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Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of said Z. C. Norton D.L.C. thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the County road; thence following the center of said road Southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing .69 acres, more are less, excepting that portion within the County Road.

Excepting from the above 80 acres that fraction of an acre deeded to Bank of Gresham, described in Book 198, Page 400 of the deed records of Clackamas County, Oregon.

Also excepting all that land lying West of the center line of Mattoon Road.

Beginning at the Southeast corner of said Government lot 2 and running thence North along the East line of said Lot 2, 165.0 feet to the true place of beginning of the tract herein described, said point also being the Northeast corner of that certain tract of land conveyed to Peter J. Ullrich, et ux by deed recorded November 30, 1965 in Book 666, page 319 Deed Records of Clackamas County, Oregon; thence continuing along the east line of said lot 2, 46.0 feet; thence West, and parallel with the south line of said Lot 2, to a point which is North 46.0 feet from the Northwest corner of said Ullrich tract; thence South 46.0 feet from the Northwest corner of said Ullrich tract; thence East along the North line of said Ullrich tract to the place of beginning.

Also excepting, beginning at the Southeast corner of said Government Lot 2 and running thence North along the East line of said Lot, a distance of 165 feet; thence West parallel with the South line of said Lot 2, to a point in the center of Mattoon Road, as said road as now traveled; thence Southerly along the centerline of said road 165 feet, more or less, to the South line of Government Lot 2; thence East along the said South Lot line to the point of beginning.

Also excepting that part of the Oran Mattoon D.L.C. in Section 10. T. 3 S., R. 3 E. of the W. M., described as follows: Also excepting that part of the Oran Mattoon D.L.C., in section 10, T.3S., R.3E., of the W. M., described as follows: Beginning at a stone 6 inches by 6 inches above ground with a base screw in the top which is South 40 deg. 02' east 234.6 feet and South 10 deg 33' west 87.35 feet from a 2 inch iron pipe set for the initial point of Cedarhurst No. 2, in O. Mattoon D.L.C., thence South 25 deg 45' West 138.33 feet to an iron pipe; thence South 0 deg 41' East 541 feet to an iron pipe; thence North 14 deg 42' West 683.6 feet to an iron pipe; thence South 89 deg 14' West 58 feet to the place of beginning.

Also Excluding: Being part of the Oran Mattoon D.L.C. No 45 in Section 10, T. 3 S., R. 3 S., W. M. Clackamas County, Oregon, being more particularly described as follows:

Beginning at a six inch by eight inch (6"x8") stone with an "X": at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45; 367.22 feet to a point in the center of County Road No. 784 as traveled (Mattoon Road); thence N 24 deg 01' W 193.53 feet on the county road; thence N. 29 deg 03' W 309.25 feet on the county road, thence East 596.13 feet to the East line of the Oran Mattoon D.L.C. No. 45; thence South on the East line of said claim 447.14 feet to the point of beginning, containing 4.94 acres, more or less.

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Beginning at a point 447.14 feet North of a six inch by eight inch (6"x8") stone with an "X" at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45 596.13 feet to a point in the center of county road No. 784 as traveled (Mattoon Road) thence N30 deg 59' W 373.90 feet on the county road; thence N2 01'30"W 175.5 feet on the county road; thence Easterly N89 21'16"W 908.02 feet to the East line of the Oran Mattoon D.L.C. No. 45 thence South on the East line of said claim 440.82 feet to the point of beginning containing 7.53 acres more or less.

Excepting that portion of the above property lying within the county road.

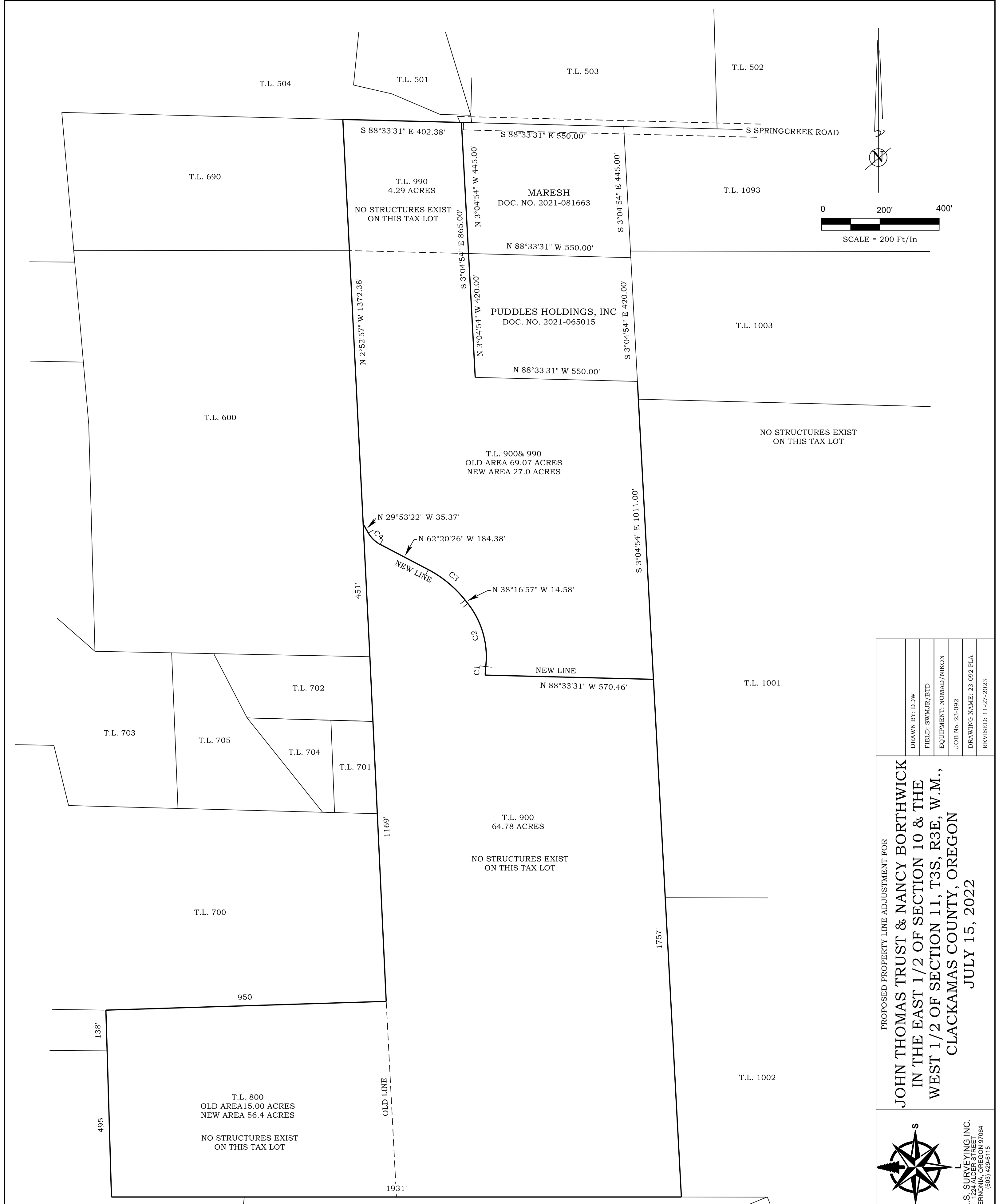
Also Excepting: Part of the Z. C. Norton D.L.C. #46 in T. 3 S., R. 3 E., W. M., in the County of Clackamas, State of Oregon, more particularly described as follows:

Beginning at the N.W. corner of said Norton D.L.C. #46: thence East along the North boundary of said claim 28.56 chains to the true point of beginning of the tract to be described; thence South along the East line of that certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract, 445.0 feet to the North boundary of said Norton D.L.C.; thence East along the North boundary of said Norton D.L.C. 550 feet to the true point of beginning of the tract herein described.

Reserving therefrom the North 25 feet of the described property and the most easterly 30 feet of the described property for the access road purposes for grantor.

And Also: Beginning at the N.W. corner of said Norton D. L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the track to be described; thence South along the East line of said John Tommas tract 420.00 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

Reserving therefrom the most easterly 30 feet of the described property for access road purposes.



Curve Table

Curve	Arc Length	Radius	Delta	Bearing	Distance
C1	28.88'	313.57'	5°16'39"	N3°52'12"E	28.87'
C2	227.89'	291.52'	44°47'29"	N15°53'12"W	222.14'
C3	163.03'	388.27'	24°03'30"	N50°18'42"W	161.84'
C4	56.64'	100.00'	32°27'04"	N46°06'54"W	55.88'

DRAWN BY: DDW
FIELD: SWAJR/BTD
EQUIPMENT: NOMAD/NIKON
JOB No. 23-092
DRAWING NAME: 23-092 PLA
REVISED: 11-27-2023

PROPOSED PROPERTY LINE ADJUSTMENT FOR
JOHN THOMAS TRUST & NANCY BORTHWICK
 IN THE EAST 1/2 OF SECTION 10 & THE
 WEST 1/2 OF SECTION 11, T3S, R3E, W.M.,
 CLACKAMAS COUNTY, OREGON
JULY 15, 2022

K.L.S. SURVEYING INC.
 1224 ALDER STREET
 VERNONIA, OREGON 97064
 (503) 429-6115

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY

OREGON
 JANUARY 19, 1993
 DONALD D WALLACE, JR
 2601

RENEWS: 6/30/24

AGREEMENT TO CONVEY PROPERTY

This Agreement to Convey Property (this "Agreement") is executed by PUDDLES HOLDINGS, LLC, an Oregon limited liability company ("PH"), NANCY JEAN BORTHWICK, TRUSTEE OF THE NELLIE C. TOMMAS TRUST (the "Nellie C. Tommas Trust"), NANCY JEAN BORTHWICK, TRUSTEE OF THE JOHN TOMMAS TRUST (the "John Tommas Trust"), NANCY J. BORTHWICK ("Borthwick"), WILLIAM T. HUNTLEY ("Huntley"), SANDRA L. CALLAHAN ("Callahan"), and ROBERT GRIFFITH ("Griffith," together with PH, the Nellie C. Tommas Trust, and the John Tommas Trust, Borthwick, Huntley, and Callahan, the "Owners") effective this 5th day of ~~May~~ ^{October}, 2023 (the "Effective Date").

RECITALS

A. Owners together own the properties legally described in Exhibit A attached hereto (together, the "Properties," and each, a "Property") as tenants in common as follows: PH, as to an undivided one-third tenant in common interest, with the Nellie C. Tommas Trust, the John Tommas Trust, Borthwick, Huntley, Callahan, and Griffith, together as a combined two-thirds tenant in common interest.

B. Owners have agreed to partition the Properties such that Nellie C. Tommas Trust, the John Tommas Trust, Borthwick, Huntley, Callahan, and Griffith (together, the "Two-Thirds Owners") will convey to PH a portion of the Properties, and PH will convey its interest in the remaining portion of the Properties to the Two-Thirds Owners on the terms and conditions set forth below.

NOW, THEREFORE, for valuable consideration herein acknowledged, Owners agree as follows:

AGREEMENT

1. Agreement to Convey. PH hereby agrees to convey its right, title, and interest in and to the Two-Thirds Parcel to the Two-Thirds Owners, and the Two-Thirds Owners agree to convey their right, title, and interest in and to the PH Parcel to PH, on the terms and conditions set forth in this Agreement. As used herein, (a) the "PH Parcel" means the portion of the Properties depicted in Exhibit B, consisting of all of Tax Lot 990 and a portion of Tax Lot 900, together comprising approximately 27.6 acres of land and timber (27.6 acres of bare land, 5.1 acres of 2013 plantation, and 22.5 acres of timber land, excluding any easement areas to the north and east of tax lots 901 and 902), to be legally described by a surveyor pursuant to Section 3 below, and (b) the "Two-Thirds Parcel" means the Properties other than the PH Parcel. The parties acknowledge that the intent of this Agreement is to effect a partition in kind of the Properties as between PH and the Two-Thirds Owners.

2. Condition Precedent. Owners' obligations to convey the Properties as described in Section 1 above are contingent upon approval of a property line adjustment (the "PLA") whereby the PH Parcel is a separate legal parcel of record from the Two-Thirds Parcel.

3. Surveyor; PLA. Owners agree to engage KLS Surveying Inc. (the "Surveyor") to

(a) provide legal descriptions for the PH Parcel and the Adjusted Two-Thirds Parcel, based on the depiction in Exhibit B, and (b) prepare and file the application for the PLA, pursuant to the Surveying Proposal attached hereto as Exhibit C. The parties acknowledge that Borthwick, the Nellie C. Tommas Trust and/or the John Tommas Trust maintain an account for the Properties (the "Property Account"), and the funds to pay the PLA and other related costs will be paid from the Property Account. After the PLA is effected and the Properties are partitioned and conveyed as provided in this Agreement, Borthwick shall distribute to PH its proportionate share of the funds in the Property Account, together with providing to PH back up documentation for such funds (i.e. bank statements for the last year). Owners agree to reasonably cooperate with each other to effect the PLA, including without limitation, signing the application and PLA deeds necessary to effect the same.

4. Pending PLA Approval: Exclusive Easements. Unless and until the PLA is approved and effected and the Property is conveyed as provided in Section 1 above, such that Two-Thirds Owners have conveyed the PH Parcel to PH and PH has conveyed its interest in the Two-Thirds Parcel to the Two-Thirds Owners, none of the Owners shall take any action relative to the Properties without the prior consent of the other Owners (other than paying property taxes), including without limitation, transferring, encumbering or logging any portion of the Properties. PH hereby grants to the Two-Thirds Owners an exclusive easement for the use of the Two-Thirds Parcel, and the Two-Thirds Owners hereby grant to PH an exclusive easement for use of the PH Parcel, pending completion of the PLA.

5. Agreement Running with the Properties. This Agreement runs with and benefits and burdens the Properties and shall inure to and be binding on each of the Owners' successors and assigns. This Agreement or a memorandum hereof may be recorded in the deed records.

6. Enforcement and Recovery of Costs. This Agreement shall be governed and construed in accordance with the laws of the State of Oregon. Any dispute or claim which arises out of or which relates to this Agreement, or to the interpretation or breach thereof, shall be resolved by arbitration in accordance with the then effective arbitration rules of Arbitration Service of Portland, Inc., and any judgment upon the award rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof. In the event of any violation or breach, in whole or in part, of this Agreement, each party shall have the right to every remedy available in law and/or equity, including without limitation, injunctive relief. In any legal or equitable proceedings for the enforcement of this Agreement, in whole or in part, or to restrain a breach thereof, the party or parties against whom judgment or decree is entered (if any) shall pay the reasonable attorney fees and costs of the party or parties for whom a judgment or decree is entered in such amount as may be fixed by the court or arbitrator in such proceedings. Time is of the essence in the performance of this Agreement.

7. Oregon Notice. The following statutory notice is included in this Agreement; provided, this notice shall not diminish the effect of any other provision of this Agreement: THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.903

IN ALL ZONES. 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. 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 TO PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

8. Execution in Counterparts. This Agreement may be executed and delivered in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one Agreement. To facilitate execution of this Agreement, the parties may execute and deliver by facsimile, email, or mail counterparts of the signature pages, which upon receipt by each Party of one such counterpart signature page, shall be valid, binding and admissible with the full force and effect of an original agreement.

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ACCEPTED AND AGREED AS OF THE EFFECTIVE DATE BY:

PH:

PUDDLES HOLDINGS, LLC,
an Oregon limited liability company

By: Anita Joyce Jackson
Anita Joyce Jackson, Manager

TWO-THIRDS OWNERS:

Nancy Jean Borthwick
NANCY JEAN BORTHWICK,
TRUSTEE OF THE NELLIE C. TOMMAS TRUST

Nancy Jean Borthwick
NANCY JEAN BORTHWICK,
TRUSTEE OF THE JOHN TOMMAS TRUST

Nancy J. Borthwick
NANCY J. BORTHWICK

William T. Huntley
WILLIAM T. HUNTLEY

Sandra L. Callahan
SANDRA L. CALLAHAN

Robert Griffith
ROBERT GRIFFITH

EXHIBIT A
Legal Description of the Properties

Approximately 150 acres of farm and forest land described as Clackamas County
Township 3S, 3E Section 14, Tax lot 00300
Section 10, Tax Lots 02100,
02290, 02190, 02200,
Section 10D, Tax lot 00500,
Section 11, Tax lots 00990, 00900
00800, 00690, and 00600

All of Lot 1 Section 14, Township 3, South Range 3 West, East of the Willamette Meridian.

Also: Beginning at the Southwest corner of the Z. C. Norton Donation Land Claim, Number 46 in said township and range, thence North on West line of said claim 40.01 rods; thence east 14.53 chains to the east line of tract of land described in Book 106, page 442, Deed Records of said County; thence south tracing said east line 40.01 rods to the south line of said Norton Claim; thence west tracing the south line of said Norton Claim 14.63 chains to the point of beginning, containing 15 acres, the whole amount conveyed containing 30.28 acres, more or less.

Also: Being a part of the R. Mattoon D.L.C. No 47 in Section 10, Township 3 South Range 3 East of the Willamette Meridian, more particularly described as follows, to-wit:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of the Z. C. Norton D.L.C.; thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the county road, thence, following the center of said road, southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing 0.69 acres, more or less, excepting that portion within the county road.

Also: Part of the Z. C. Norton and wife D.L.C. #46 in T. 3 S. R. 3. E. W. M., described as:

Beginning at a point on the North boundary of said Claim 14.43 chains East of the Northwest corner thereof; thence East on Claim line 14.43 chains; thence South 55.50 chains to a point on the South boundary of Claim 29.26 chains East of the Southwest corner thereof; thence on Claim line west 14.63 chains; thence North to the place of beginning containing 80 acres, more or less.

Also: Part of the Z. C. Norton D.L.C. Number 46 in T. 3 S. R. 3 E of W. M. described as follows:

Beginning at the N. W. corner of said claim number 46 and running thence S. 27.60 chains to a point; thence E. 14.53 chains, thence N. 27.60 chains; thence W. on the N. line of said claim 14.43 chains to the place of beginning containing 40 acres more or less.

All of lots of 1 and 2 in Section 10, T. 3. S. R. 3. E. containing 11 acres more are less.

A part of the H. G. Colton 200 acre tract of land lying in the Oran Mattoon D.L.C. in Section Ten, T. 3. S. R. 3. E. of the Willamette Meridian.

Commencing at the re-entrant corner of the South and East sides of said H. G. Colton 200 acre tract, said re-entrant corner also being the Northwest corner of a certain 80 acres, Recorded in Book X Page 32, Record of Deed, Clackamas County, Oregon; thence South 89 deg. 40' East 52 feet to a 1" iron pipe driven in the ground and place of beginning of the tract of land to be described: thence South 89 deg. 40' East 837.4 feet tracing the North line of that 80 acre tract of land described in said Book "X" Page 32, to a point in the center of the H. H. Mattoon County Road; thence North 40 deg 40' West 27.0 feet tracing the center of said county road to a point from which point bears al/2" iron pipe North 89 deg. 43' West 26.5 feet; thence North 89 deg. 43' West 810.00 feet from the center of said road to a 1" iron pipe driven in the ground; thence South 28 deg. 35' West 22.0 feet to the place of beginning containing 0.38 or an acre more or less.

Beginning at the S. E. corner of the Oran Mattoon D.L.C. in Sec. 10 T. 3. S. R. 3 E. and running thence W. on the S. boundary of said Donation Claim 27.50 chains; thence N. 29 .05 chains; thence E. 27.50 chains; thence S. on the E. boundary of said claim 29.05 chains to the place of beginning containing 80 acres more or less, save and except that certain strip of land deeded to the Clackamas County Southern RR Company for right of way. Described in book 209; Page 187 of the Deed records of Clackamas County Oregon.

Being a part of the R. Mattoon D.L.C. No. 47 in Section 10, T.3., R.3 E. of the W. M., more particularly described as:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of said Z. C. Norton D.L.C. thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the County road; thence following the center of said road Southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing .69 acres, more are less, excepting that portion within the County Road.

Excepting from the above 80 acres that fraction of an acre deeded to Bank of Gresham, described in Book 198, Page 400 of the deed records of Clackamas County, Oregon.

Also excepting all that land lying West of the center line of Mattoon Road.

Beginning at the Southeast corner of said Government lot 2 and running thence North along the East line of said Lot 2, 165.0 feet to the true place of beginning of the tract herein described, said point also being the Northeast corner of that certain tract of land conveyed to Peter J. Ullrich, et ux by deed recorded November 30, 1965 in Book 666, page 319 Deed Records of Clackamas County, Oregon; thence continuing along the east line of said lot 2,46.0 feet; thence West, and parallel with the south line of said Lot 2, to a point which is North 46.0 feet from the Northwest corner of said Ullrich tract; thence South 46.0 feet from the Northwest corner of said Ullrich tract; thence East along the North line of said Ullrich tract to the place of beginning.

Also excepting, beginning at the Southeast corner of said Government Lot 2 and running thence

North along the East line of said Lot, a distance of 165 feet; thence West parallel with the South line of said Lot 2, to a point in the center of Mattoon Road, as said road as now traveled; thence Southerly along the centerline of said road 165 feet, more or less, to the South line of Government Lot 2; thence East along the said South Lot line to the point of beginning.

Also excepting that part of the Oran Mattoon D.L.C. in Section 10, T. 3 S., R. 3 E. of the W. M., described as follows: Also excepting that part of the Oran Mattoon D.L.C., in section 10, T.3S., R.3E., of the W. M., described as follows: Beginning at a stone 6 inches by 6 inches above ground with a base screw in the top which is South 40 deg. 02' east 234.6 feet and South 10 deg 33' west 87.35 feet from a 2 inch iron pipe set for the initial point of Cedarhurst No. 2, in O. Mattoon D.L.C., thence South 25 deg 45' West 138.33 feet to an iron pipe; thence South 0 deg 41' East 541 feet to an iron pipe; thence North 14 deg 42' West 683.6 feet to an iron pipe; thence South 89 deg 14' West 58 feet to the place of beginning.

Also Excluding: Being part of the Oran Mattoon D.L.C. No 45 in Section 10, T. 3 S., R. 3 S., W. M. Clackamas County, Oregon, being more particularly described as follows: Beginning at a six inch by eight inch (6"x8") stone with an "X": at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45; 367.22 feet to a point in the center of County Road No. 784 as traveled (Mattoon Road); thence N 24 deg 01' W 193.53 feet on the county road; thence N. 29 deg 03' W 309.25 feet on the county road, thence East 596.13 feet to the East line of the Oran Mattoon D.L.C. No. 45; thence South on the East line of said claim 447.14 feet to the point of beginning, containing 4.94 acres, more or less.

Also excluding, Being part of the Oran Mattoon D.L.C. No. 45 in Section 10, T. 3 S., R. 3. E., W. M., Clackamas County, Oregon being more particularly described as follows:

Beginning at a point 447.14 feet North of a six inch by eight inch (6"x8") stone with an "X" at the S.W.

corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45 596.13 feet to a point in the center of county road No. 784 as traveled (Mattoon Road) thence N30 deg 59' W 373.90 feet on the county road; thence N2 01'30"W 175.5 feet on the county road; thence Easterly N89 21T6"W 908.02 feet to the East line of the Oran Mattoon D.L.C. No. 45 thence South on the East line of said claim 440.82 feet to the point of beginning containing 7.53 acres more or less.

Excepting that portion of the above property lying within the county road.

Also Excepting: Part of the Z. C. Norton D.L.C. #46 in T. 3 S., R. 3 E., W. M., in the County of Clackamas, State of Oregon, more particularly described as follows:

Beginning at the N.W. corner of said Norton D.L.C. #46: thence East along the North boundary of said

claim 28.56 chains to the true point of beginning of the tract to be described; thence South along the East

line of that certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract, 445.0 feet to the North boundary of said Norton D.L.C.; thence East

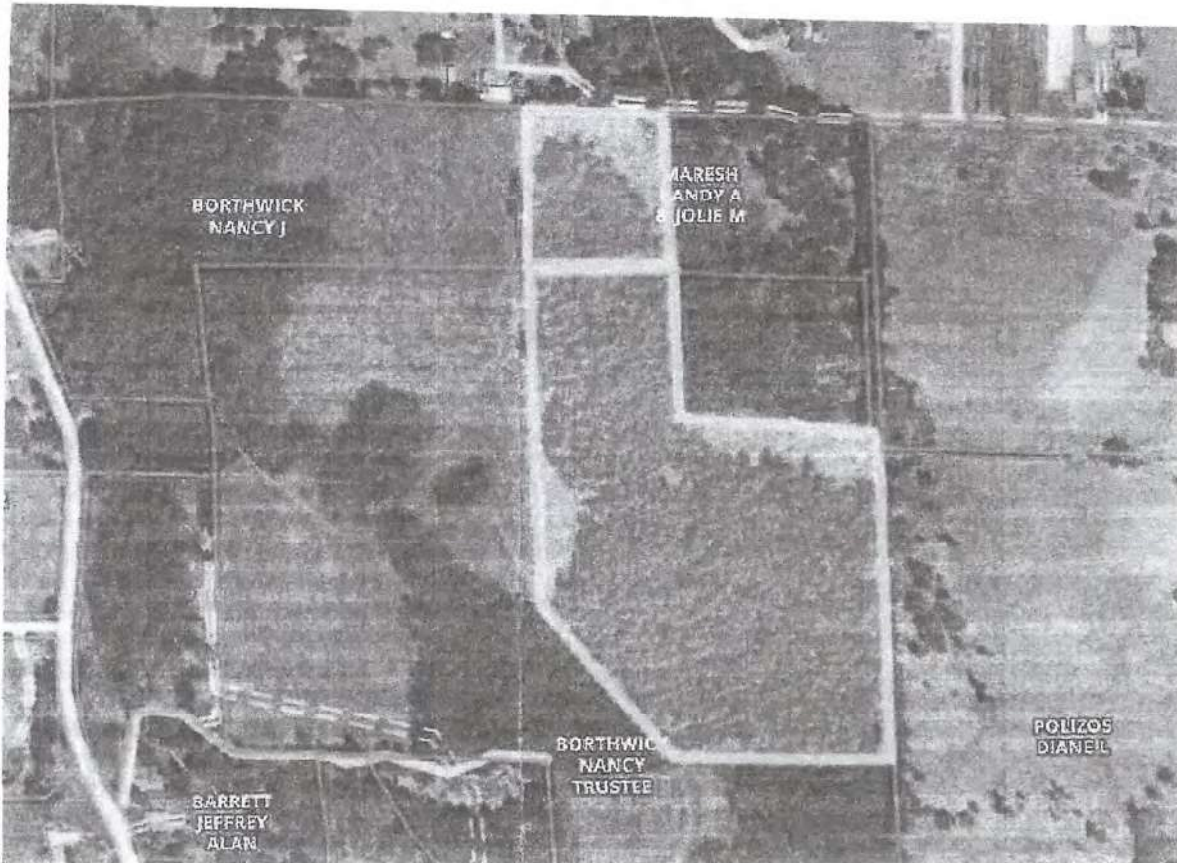
along the North boundary of said Norton D.L.C. 550 feet to the true point of beginning of the tract herein described.

Reserving therefrom the North 25 feet of the described property and the most easterly 30 feet of the described property for the access road purposes for grantor.

And Also: Beginning at the N.W. corner of said Norton D.L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the track to be described; thence South along the East line of said John Tommas tract 420.00 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

Reserving therefrom the most easterly 30 feet of the described property for access road purposes.

EXHIBIT B
Depiction of the PH Parcel



The southwest property line for the PH Parcel will run along (but not include) the roadway.

Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

03-07-2024 11:39

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1801995-99	DLLC	ACT	OREGON	03-26-2021	03-26-2025	
Entity Name	PUDDLES HOLDINGS, LLC					
Foreign Name						

[New Search](#)

[Printer Friendly](#)

Associated Names

Type	PPB PRINCIPAL PLACE OF BUSINESS					
Addr 1	4025 CANONERO CT					
Addr 2						
CSZ	FAIR OAKS	CA	95628	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	03-26-2021	Resign Date	
Of Record	649839-93	CH REGISTERED SERVICES, LLC				
Addr 1	1455 SW BROADWAY STE 1500					
Addr 2						
CSZ	PORTLAND	OR	97201	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS				
Addr 1	1455 SW BROADWAY STE 1500					
Addr 2						
CSZ	PORTLAND	OR	97201	Country	UNITED STATES OF AMERICA	

Type	MGR	MANAGER				Resign Date	
Name	ANITA		JACKSON				
Addr 1	4025 CANONERO CT						
Addr 2							
CSZ	FAIR OAKS	CA	95628	Country	UNITED STATES OF AMERICA		

[New Search](#)

[Printer Friendly](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
PUDDLES HOLDINGS, LLC	EN	CUR	03-26-2021	

Please [read](#) before ordering [Copies](#).

[New Search](#)

[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	02-13-2024		FI		
	AMENDED ANNUAL REPORT	02-20-2023		FI		
	AMENDED ANNUAL REPORT	02-07-2022		FI		



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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

Clackamas County Official Records
Sherry Hall, County Clerk

2021-065010

07/06/2021 03:23:08 PM

D-D Cnt=1 Stn=74 MELISSA
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

AFTER RECORDING RETURN TO:

Jonathan J. Cavanagh
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

STATUTORY BARGAIN AND SALE DEED

ANITA J. JACKSON, Grantor, conveys to PUDDLES HOLDINGS, LLC, an Oregon limited liability company, Grantee, all right, title, and interest in and to the Clackamas County real property described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other consideration, which is the whole consideration.

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.

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DATED effective this 28th day of June, 2021.

Anita J. Jackson
ANITA J. JACKSON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO) SS:

On 06/28, 2021, before me, E. C. HOKOM, NOTARY PUBLIC personally appeared Anita J. Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

E. C. HOKOM
NOTARY PUBLIC

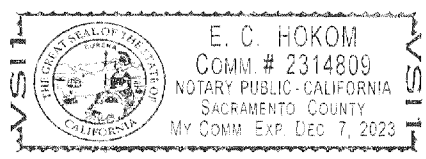



EXHIBIT A

Real property in the County of Clackamas, State of Oregon, described as follows:

Part of the Z. C. Norton D.L.C. #46 In Section 11, Township 3 South, Range 3 East, W, M., in the County of Clackamas and State of Oregon, more particularly described as follows:

 Beginning at the Northwest corner of said Norton D.L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the tract to be described; thence South along the East line of said John Tommas tract 420.0 feet; thence West and parallel with the North Boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

EXCEPTING THEREFROM the East 30 feet.

Parcel No.: 00911632

Clackamas County Official Records
Sherry Hall, County Clerk

2021-065015

07/06/2021 03:24:11 PM

D-D Cnt=1 Stn=9 COUNTER1
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

AFTER RECORDING RETURN TO:

Jonathan J. Cavanagh
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

STATUTORY BARGAIN AND SALE DEED

SCOTT T. SPENCE, Grantor, conveys to PUDDLES HOLDINGS, LLC, an Oregon limited liability company, Grantee, all right, title, and interest in and to the Clackamas County, Oregon real property described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other consideration, which is the whole consideration.

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.

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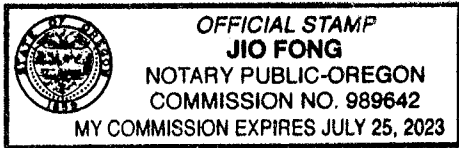
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DATED effective this 30 day of June, 2021.


SCOTT T. SPENCE

STATE OF OREGON)
) ss
COUNTY OF Multnomah)

This instrument was acknowledged before me on this 30TH day of June, 2021, by Scott T. Spence.



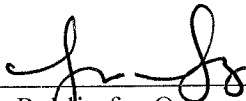

Notary Public for Oregon
My Commission Expires: July 25TH 2023

EXHIBIT A

Real property in the County of Clackamas, State of Oregon, described as follows:

Part of the Z. C. Norton D.L.C. #46 In Section 11, Township 3 South, Range 3 East, W, M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Norton D.L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the tract to be described; thence South along the East line of said John Tommas tract 420.0 feet; thence West and parallel with the North Boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

EXCEPTING THEREFROM the East 30 feet.

Parcel No.: 00911632

AFTER RECORDING RETURN TO:

Gretchen S. Barnes
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

Clackamas County Official Records	2021-054187
Sherry Hall, County Clerk	06/02/2021 11:16:11 AM
D-D	Cnt=1 Stn=75 TIFFANY
\$25.00 \$16.00 \$10.00 \$62.00	\$113.00

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

STATUTORY BARGAIN AND SALE DEED

ANITA JOYCE JACKSON, Grantor, conveys to PUDDLES HOLDINGS, LLC, an Oregon limited liability company, Grantee, all right, title, and interest in and to the real property described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other consideration, which is the whole consideration.

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.

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DATED effective this 14th day of March, 2021.

Anita Joyce Jackson
ANITA JOYCE JACKSON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Sacramento) ss:

On March 14th, 2021, before me, Shanan Price, Notary Public personally appeared Anita Joyce Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Shanan Price
NOTARY PUBLIC

EXHIBIT "A"

All of Lot 1 Section 14, Township 3, South Range 3 West, East of the Willamette Meridian

Also: Beginning at the Southwest corner of the Z. C. Norton Donation Land Claim, Number 46 in said township and range, thence North on West line of said claim 40.01 rods; thence east 14.53 chains to the east line of tract of land described in Book 106, page 442, Deed Records of said County; thence south tracing said east line 40.01 rods to the south line of said Norton Claim; thence west tracing the south line of said Norton Claim 14.63 chains to the point of beginning. containing 15 acres, the whole amount conveyed containing 30.28 acres, more or less.

Also: Being a part of the R. Mattoon D.L.C. No 47 in Section 10, Township 3 South Range 3 East of the Willamette Meridian, more particularly described as follows, to-wit:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of the Z. C. Norton D.L.C.; thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the county road, thence, following the center of said road, southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing 0.69 acres, more or less, excepting that portion within the county road.

Also: Part of the Z. C. Norton and wife D.L.C. #46 in T. 3 S. R. 3. E. W. M., described as:

Beginning at a point on the North boundary of said Claim 14.43 chains East of the Northwest corner thereof; thence East on Claim line 14.43 chains; thence South 55.50 chains to a point on the South boundary of Claim 29.26 chains East of the Southwest corner thereof; thence on Claim line west 14.63 chains; thence North to the place of beginning containing 80 acres, more or less.

Also: Part of the Z. C. Norton D.L.C. Number 46 in T. 3 S. R. 3 E of W. M. described as follows: Beginning at the N. W. corner of said claim number 46 and running thence S. 27.60 chains to a point; thence E. 14.53 chains, thence N. 27.60 chains; thence W. on the N. line of said claim 14.43 chains to the place of beginning containing 40 acres more or less.

All of lots of 1 and 2 in Section 10, T. 3. S. R. 3. E. containing 11 acres more are less.

A part of the H. G. Colton 200 acre tract of land lying in the Oran Mattoon D.L.C. in Section Ten, T. 3. S. R. 3. E. of the Willamette Meridian.

Commencing at the re-entrant corner of the South and East sides of said H. G. Colton 200 acre tract, said re-entrant corner also being the Northwest corner of a certain 80 acres, Recorded in Book X Page 32, Record of Deed, Clackamas County, Oregon; thence South 89 deg. 40' East 52 feet to a 1" iron pipe driven in the ground and place of beginning of the tract of land to be described: thence South 89 deg. 40' East 837.4 feet tracing the North line of that 80 acre tract of land described in said Book "X" Page 32, to a point in the center of the H. H. Mattoon County Road; thence North 40 deg 40' West 27.0 feet tracing the center of said county road to a point from which point bears a 1/2" iron pipe North 89 deg. 43' West 26.5 feet; thence North 89 deg. 43' West 810.00 feet from the center of said road to a 1" iron pipe driven in the

ground; thence South 28 deg. 35' West 22.0 feet to the place of beginning containing 0.38 or an acre more or less.

Beginning at the S. E. corner of the Oran Mattoon D.L.C. in Sec. 10 T. 3. S. R. 3 E. and running thence W. on the S. boundary of said Donation Claim 27.50 chains; thence N. 29 .05 chains; thence E. 27.50 chains; thence S. on the E. boundary of said claim 29.05 chains to the place of beginning containing 80 acres more or less, save and except that certain strip of land deeded to the Clackamas County Southern RR Company for right of way. Described in book 209; Page 187 of the Deed records of Clackamas County Oregon.

Being a part of the R. Mattoon D.L.C. No. 47 in Section 10, T.3., R.3 E. of the W. M., more particularly described as:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of said Z. C. Norton D.L.C. thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the County road; thence following the center of said road Southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing .69 acres, more are less, excepting that portion within the County Road.

Excepting from the above 80 acres that fraction of an acre deeded to Bank of Gresham, described in Book 198, Page 400 of the deed records of Clackamas County, Oregon.

Also excepting all that land lying West of the center line of Mattoon Road.

Beginning at the Southeast corner of said Government lot 2 and running thence North along the East line of said Lot 2, 165.0 feet to the true place of beginning of the tract herein described, said point also being the Northeast corner of that certain tract of land conveyed to Peter J. Ullrich, et ux by deed recorded November 30, 1965 in Book 666, page 319 Deed Records of Clackamas County, Oregon; thence continuing along the east line of said lot 2, 46.0 feet; thence West, and parallel with the south line of said Lot 2, to a point which is North 46.0 feet from the Northwest corner of said Ullrich tract; thence South 46.0 feet from the Northwest corner of said Ullrich tract; thence East along the North line of said Ullrich tract to the place of beginning.

Also excepting, beginning at the Southeast corner of said Government Lot 2 and running thence North along the East line of said Lot, a distance of 165 feet; thence West parallel with the South line of said Lot 2, to a point in the center of Mattoon Road, as said road as now traveled; thence Southerly along the centerline of said road 165 feet, more or less, to the South line of Government Lot 2; thence East along the said South Lot line to the point of beginning.

Also excepting that part of the Oran Mattoon D.L.C. in Section 10. T. 3 S., R. 3 E. of the W. M., described as follows: Also excepting that part of the Oran Mattoon D.L.C., in section 10, T.3S., R.3E., of the W. M., described as follows: Beginning at a stone 6 inches by 6 inches above ground with a base screw in the top which is South 40 deg. 02' east 234.6 feet and South 10 deg 33' west 87.35 feet from a 2 inch iron pipe set for the initial point of Cedarhurst No. 2, in O. Mattoon D.L.C., thence South 25 deg 45' West 138.33 feet to an iron pipe; thence South 0 deg 41' East 541 feet to an iron pipe; thence North 14 deg 42' West 683.6 feet to an iron pipe; thence South 89 deg 14' West 58 feet to the place of beginning.

Also Excluding: Being part of the Oran Mattoon D.L.C. No 45 in Section 10, T. 3 S., R. 3 S., W. M. Clackamas County, Oregon, being more particularly described as follows:

Beginning at a six inch by eight inch (6"x8") stone with an "X": at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45; 367.22 feet to a point in the center of County Road No. 784 as traveled (Mattoon Road); thence N 24 deg 01' W 193.53 feet on the county road; thence N. 29 deg 03' W 309.25 feet on the county road, thence East 596.13 feet to the East line of the Oran Mattoon D.L.C. No. 45; thence South on the East line of said claim 447.14 feet to the point of beginning, containing 4.94 acres, more or less.

Also excluding, Being part of the Oran Mattoon D.L.C. No. 45 in Section 10, T. 3 S., R. 3 E., W. M., Clackamas County, Oregon being more particularly described as follows:

Beginning at a point 447.14 feet North of a six inch by eight inch (6"x8") stone with an "X" at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45 596.13 feet to a point in the center of county road No. 784 as traveled (Mattoon Road) thence N30 deg 59' W 373.90 feet on the county road; thence N2 01'30"W 175.5 feet on the county road; thence Easterly N89 21'16"W 908.02 feet to the East line of the Oran Mattoon D.L.C. No. 45 thence South on the East line of said claim 440.82 feet to the point of beginning containing 7.53 acres more or less.

Excepting that portion of the above property lying within the county road.

Also Excepting: Part of the Z. C. Norton D.L.C. #46 in T. 3 S., R. 3 E., W. M., in the County of Clackamas, State of Oregon, more particularly described as follows:

Beginning at the N.W. corner of said Norton D.L.C. #46: thence East along the North boundary of said claim 28.56 chains to the true point of beginning of the tract to be described; thence South along the East line of that certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract, 445.0 feet to the North boundary of said Norton D.L.C.; thence East along the North boundary of said Norton D.L.C. 550 feet to the true point of beginning of the tract herein described.

Reserving therefrom the North 25 feet of the described property and the most easterly 30 feet of the described property for the access road purposes for grantor.

And Also: Beginning at the N.W. corner of said Norton D. L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the track to be described; thence South along the East line of said John Tommas tract 420.00 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

Reserving therefrom the most easterly 30 feet of the described property for access road purposes.

Clackamas County Official Records
Sherry Hall, County Clerk

2021-054186

06/02/2021 11:16:08 AM

D-D Cnt=1 Stn=75 TIFFANY
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

AFTER RECORDING RETURN TO:

Gretchen S. Barnes
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change.

STATUTORY BARGAIN AND SALE DEED

SCOTT TOMMAS SPENCE, Grantor, conveys to PUDDLES HOLDINGS, LLC, an Oregon limited liability company, Grantee, all right, title, and interest in and to the real property described on the attached Exhibit A.

The true and actual consideration for this conveyance consists of or includes other consideration, which is the whole consideration.


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.

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DATED effective this ^{May} 25 day of ~~March~~, 2021.


SCOTT TOMMAS SPENCE

STATE OF OREGON)
COUNTY OF Multnomah) ss

This instrument was acknowledged before me on this 25th day of ^{May} ~~March~~, 2021, by Scott Tommas Spence.



Notary Public for Oregon
My Commission Expires: July 19th, 2024

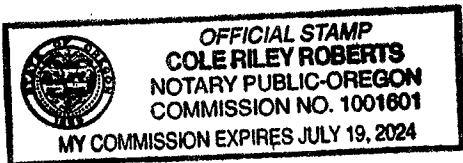
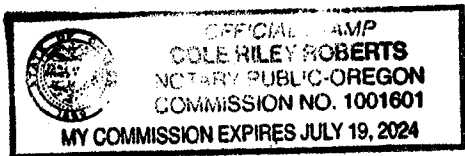


EXHIBIT "A"

All of Lot 1 Section 14, Township 3, South Range 3 West, East of the Willamette Meridian

Also: Beginning at the Southwest corner of the Z. C. Norton Donation Land Claim, Number 46 in said township and range, thence North on West line of said claim 40.01 rods; thence east 14.53 chains to the east line of tract of land described in Book 106, page 442, Deed Records of said County; thence south tracing said east line 40.01 rods to the south line of said Norton Claim; thence west tracing the south line of said Norton Claim 14.63 chains to the point of beginning. containing 15 acres, the whole amount conveyed containing 30.28 acres, more or less.

Also: Being a part of the R. Mattoon D.L.C. No 47 in Section 10, Township 3 South Range 3 East of the Willamette Meridian, more particularly described as follows, to-wit:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of the Z. C. Norton D.L.C.; thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the county road, thence, following the center of said road, southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing 0.69 acres, more or less, excepting that portion within the county road.

Also: Part of the Z. C. Norton and wife D.L.C. #46 in T. 3 S. R. 3. E. W. M., described as:

Beginning at a point on the North boundary of said Claim 14.43 chains East of the Northwest corner thereof; thence East on Claim line 14.43 chains; thence South 55.50 chains to a point on the South boundary of Claim 29.26 chains East of the Southwest corner thereof; thence on Claim line west 14.63 chains; thence North to the place of beginning containing 80 acres, more or less.

Also: Part of the Z. C. Norton D.L.C. Number 46 in T. 3 S. R. 3 E of W. M. described as follows: Beginning at the N. W. corner of said claim number 46 and running thence S. 27.60 chains to a point; thence E. 14.53 chains, thence N. 27.60 chains; thence W. on the N. line of said claim 14.43 chains to the place of beginning containing 40 acres more or less.

All of lots of 1 and 2 in Section 10, T. 3. S. R. 3. E. containing 11 acres more are less.

A part of the H. G. Colton 200 acre tract of land lying in the Oran Mattoon D.L.C. in Section Ten, T. 3. S. R. 3. E. of the Willamette Meridian.

Commencing at the re-entrant corner of the South and East sides of said H. G. Colton 200 acre tract, said re-entrant corner also being the Northwest corner of a certain 80 acres, Recorded in Book X Page 32, Record of Deed, Clackamas County, Oregon; thence South 89 deg. 40' East 52 feet to a 1" iron pipe driven in the ground and place of beginning of the tract of land to be described: thence South 89 deg. 40' East 837.4 feet tracing the North line of that 80 acre tract of land described in said Book "X" Page 32, to a point in the center of the H. H. Mattoon County Road; thence North 40 deg 40' West 27.0 feet tracing the center of said county road to a point from which point bears a 1/2" iron pipe North 89 deg. 43' West 26.5 feet; thence North 89 deg. 43' West 810.00 feet from the center of said road to a 1" iron pipe driven in the

ground; thence South 28 deg. 35' West 22.0 feet to the place of beginning containing 0.38 or an acre more or less.

Beginning at the S. E. corner of the Oran Mattoon D.L.C. in Sec. 10 T. 3. S. R. 3 E. and running thence W. on the S. boundary of said Donation Claim 27.50 chains; thence N. 29.05 chains; thence E. 27.50 chains; thence S. on the E. boundary of said claim 29.05 chains to the place of beginning containing 80 acres more or less, save and except that certain strip of land deeded to the Clackamas County Southern RR Company for right of way. Described in book 209; Page 187 of the Deed records of Clackamas County Oregon.

Being a part of the R. Mattoon D.L.C. No. 47 in Section 10, T.3., R.3 E. of the W. M., more particularly described as:

Beginning at a point on the easterly boundary of said D.L.C., said point being North 521.9 feet distant from the southwest corner of said Z. C. Norton D.L.C. thence North 138.3 feet to a stone; thence West 218.3 feet, more or less to the center of the County road; thence following the center of said road Southerly 138.3 feet more or less to a point; thence East 218.3 feet more or less to the place of beginning. Containing .69 acres, more are less, excepting that portion within the County Road.

Excepting from the above 80 acres that fraction of an acre deeded to Bank of Gresham, described in Book 198, Page 400 of the deed records of Clackamas County, Oregon.

Also excepting all that land lying West of the center line of Mattoon Road.

Beginning at the Southeast corner of said Government lot 2 and running thence North along the East line of said Lot 2, 165.0 feet to the true place of beginning of the tract herein described, said point also being the Northeast corner of that certain tract of land conveyed to Peter J. Ullrich, et ux by deed recorded November 30, 1965 in Book 666, page 319 Deed Records of Clackamas County, Oregon; thence continuing along the east line of said lot 2, 46.0 feet; thence West, and parallel with the south line of said Lot 2, to a point which is North 46.0 feet from the Northwest corner of said Ullrich tract; thence South 46.0 feet from the Northwest corner of said Ullrich tract; thence East along the North line of said Ullrich tract to the place of beginning.

Also excepting, beginning at the Southeast corner of said Government Lot 2 and running thence North along the East line of said Lot, a distance of 165 feet; thence West parallel with the South line of said Lot 2, to a point in the center of Mattoon Road, as said road as now traveled; thence Southerly along the centerline of said road 165 feet, more or less, to the South line of Government Lot 2; thence East along the said South Lot line to the point of beginning.

Also excepting that part of the Oran Mattoon D.L.C. in Section 10. T. 3 S., R. 3 E. of the W. M., described as follows: Also excepting that part of the Oran Mattoon D.L.C., in section 10, T.3S., R.3E., of the W. M., described as follows: Beginning at a stone 6 inches by 6 inches above ground with a base screw in the top which is South 40 deg. 02' east 234.6 feet and South 10 deg 33' west 87.35 feet from a 2 inch iron pipe set for the initial point of Cedarhurst No. 2, in O. Mattoon D.L.C., thence South 25 deg 45' West 138.33 feet to an iron pipe; thence South 0 deg 41' East 541 feet to an iron pipe; thence North 14 deg 42' West 683.6 feet to an iron pipe; thence South 89 deg 14' West 58 feet to the place of beginning.

Also Excluding: Being part of the Oran Mattoon D.L.C. No 45 in Section 10, T. 3 S., R. 3 S., W. M. Clackamas County, Oregon, being more particularly described as follows:

Beginning at a six inch by eight inch (6"x8") stone with an "X": at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45; 367.22 feet to a point in the center of County Road No. 784 as traveled (Mattoon Road); thence N 24 deg 01' W 193.53 feet on the county road; thence N. 29 deg 03' W 309.25 feet on the county road, thence East 596.13 feet to the East line of the Oran Mattoon D.L.C. No. 45; thence South on the East line of said claim 447.14 feet to the point of beginning, containing 4.94 acres, more or less.

Also excluding, Being part of the Oran Mattoon D.L.C. No. 45 in Section 10, T. 3 S., R. 3 E., W. M., Clackamas County, Oregon being more particularly described as follows:

Beginning at a point 447.14 feet North of a six inch by eight inch (6"x8") stone with an "X" at the S.W. corner of the Thomas Waterbury D.L.C. No. 38, said point being also on the East line of the Oran Mattoon D.L.C. No. 45 thence West perpendicular to the East line of the Oran Mattoon D.L.C. No. 45 596.13 feet to a point in the center of county road No. 784 as traveled (Mattoon Road) thence N30 deg 59' W 373.90 feet on the county road; thence N2 01'30"W 175.5 feet on the county road; thence Easterly N89 21'16"W 908.02 feet to the East line of the Oran Mattoon D.L.C. No. 45 thence South on the East line of said claim 440.82 feet to the point of beginning containing 7.53 acres more or less.

Excepting that portion of the above property lying within the county road.

Also Excepting: Part of the Z. C. Norton D.L.C. #46 in T. 3 S., R. 3 E., W. M., in the County of Clackamas, State of Oregon, more particularly described as follows:

Beginning at the N.W. corner of said Norton D.L.C. #46: thence East along the North boundary of said claim 28.56 chains to the true point of beginning of the tract to be described; thence South along the East line of that certain tract of land conveyed by deed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract, 445.0 feet to the North boundary of said Norton D.L.C.; thence East along the North boundary of said Norton D.L.C. 550 feet to the true point of beginning of the tract herein described.

Reserving therefrom the North 25 feet of the described property and the most easterly 30 feet of the described property for the access road purposes for grantor.

And Also: Beginning at the N.W. corner of said Norton D. L.C. #46; thence East along the North boundary of said claim 28.86 chains; thence South along the East line of this certain tract of land conveyed to John Tommas, et ux, and recorded in Book 566, Page 518, Clackamas County Deed Records, 445.0 feet to the true point of beginning of the track to be described; thence South along the East line of said John Tommas tract 420.00 feet; thence West and parallel with the North boundary of said Norton D.L.C. 550.0 feet; thence North and parallel with the East line of said John Tommas tract 420.0 feet; thence East 550.0 feet to the true point of beginning of the tract herein described.

Reserving therefrom the most easterly 30 feet of the described property for access road purposes.