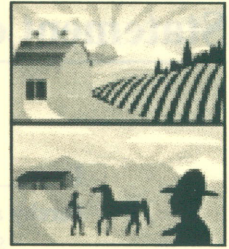


CFR 1054

Donald J. Davidson (Davidson Family, LLC)



# Century Farm & Ranch Program Application

Date June 21 2002

Type of designation (please check)  Century Farm  Century Ranch

Owner's name Donald J. Davidson (Davidson Family, LLC)

Mailing address c/o Daniel A. Ritter, Attorney, Redacted for Privacy

Telephone Redacted for Privacy County Marion

Location of farm or ranch St. Paul, Oregon

Township 4 South Range 2 West Section Lot 4

Original family owner(s) or founder(s) James Frederick & Mary Anna Davidson

Date (year) this farm or ranch was acquired by founder(s) November 1, 1901

*(Attach verifying documentation, see Rule 7)*

Founder(s) came to Oregon from Ancestors from Illinois - Founders raised in St. Paul, Oregon

Who farms or ranches the land today? Michael Davidson

Relationship to original owner Great-Grandson

Are any of the original buildings still in use?  Yes  No Listed on National Register?  Yes  No

If yes, please describe \_\_\_\_\_

History of crops or livestock raised on farm or ranch row crops, wheat and oats - See attached narrative and excerpt from "Pioneer Families"

What is raised on the farm or ranch today? grass seed and green beans

How many generations live on the farm or ranch today? The family employee has lived there for 35 years and does so under the supervision of Michael Davidson, farmer.

Please list names and birth years Michael Davidson was born July 11, 1951

Please submit two or three pages of family history narrative. You are also encouraged to submit photos of the property.

*(Please continue application on the back of this form.)*

# Statement of Affirmation

I, Donald J. Davidson, Manager, Davidson Family, LLC,  
hereby affirm and declare that the farm or ranch which I own at Redacted for Privacy  
St. Paul, Oregon  
in the County of Marion  
shall have been owned by my family for at least 100 years, as specified in the qualifications for the Century Farm & Ranch Program, on or before December 31 of the current calendar year. Further, I hereby affirm that this property meets all other requirements for Century Farm or Century Ranch honors.

X Donald J. Davidson  
Signature of Owner

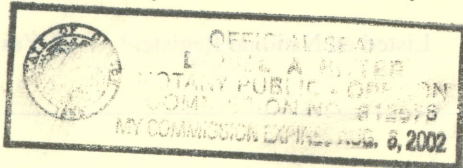
June 21 2002  
Date

## Certification by Notary Public

State of Oregon  
County of Marion

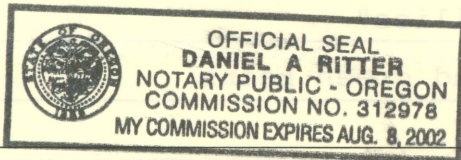
Be it remembered, that on this 21 day of June, 2002, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Donald J. Davidson, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

In Testimony Whereof, I have set my hand and affixed my official seal the day and year last above written.



Daniel A. Ritter  
Notary Public for Oregon

My Commission Expires Aug. 8, 2002



### Fees

Application Fee  
(includes one certificate) \$ 30.00  
Additional Certificates (\$10 each) \$ \_\_\_\_\_  
Total enclosed \$ 30

Make checks payable to  
Oregon Agricultural Education Foundation or OAEF

### For office use only

Date Received \_\_\_\_\_

Approved?  Yes  No

Authorization \_\_\_\_\_

OAEF project coordinator

### OHS Library

MSS 1604 Program ID No. \_\_\_\_\_

ULTIMUS VOLU



June 24, 2002

**Daniel A. Ritter, Lawyer**  
J.D., LL.M. (Taxation)

**CERTIFIED MAIL #7000 1530 0001 6527 6748**  
**RETURN RECEIPT REQUESTED**



**Judy K. Snider**  
Certified Legal Assistant

Oregon Agricultural Education Foundation  
3415 Commercial Street SE, Suite 117  
Salem, OR 97302

Re: Century Farm & Ranch Program

Dear Sir/Madam:

I am enclosing a Century Farm & Ranch Application for the Davidson Family Farm and would ask that you please review the application and supporting materials. If you have any questions or further requirements, please advise me so that I might provide the same.

Sincerely,

DANIEL A. RITTER

DAR:bsm  
Enc.

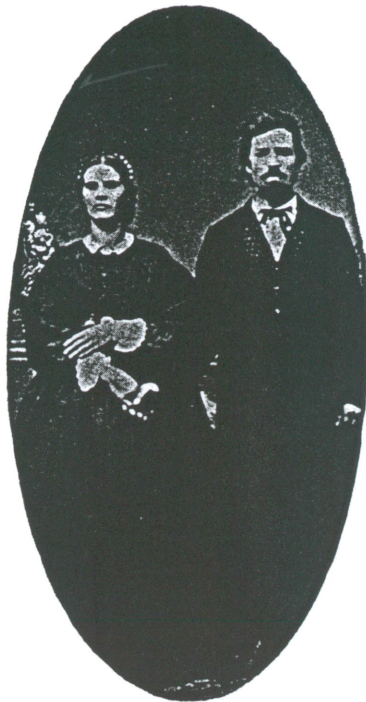
c: Don Davidson  
Fred Davidson

Main office:  
Suite 700 Equitable Center  
530 Center Street NE  
Salem, Oregon 97301-3740  
Telephone: (503) 585-2236  
Facsimile: (503) 585-1006  
E-mail: dritter@danritter.com



Sunriver office:  
13 Duck Pond Lane  
#309  
18160 Cottonwood Rd.  
Sunriver, Oregon 97707  
Telephone: (541) 593-9867  
Facsimile: (541) 593-9818  
E-mail: dritter@danritter.com

## WILLIAM FRANKLIN DAVIDSON AND ANNA (COLEMAN) DAVIDSON



Mr. and Mrs. William Franklin Davidson

*Alice Davidson Collection*

William Franklin Davidson was born March 28, 1843, in Stark County, Illinois. His parents were Green Clay Davidson and Nancy (Million) Davidson. Green Clay's father, who was born in England, served as a Captain in the U.S. Army in the War of 1812. Nancy Million descended from an old Virginia family and was born in Kentucky, where her parents were extensive cotton planters and slave owners. Green Clay Davidson was a juggler for the Sands and Lee Circus, and met Nancy Million while on tour with the circus in Kentucky.

After the couple were married, Green Clay was injured while performing a hangman's act for the circus and had to

use a silver breathing tube for three months. He then decided to change occupations, and the couple took up a 160 acre homestead in Stark County, Illinois, where they stayed for four years. While there William Franklin was born. The Davidsons then moved to Peoria, Illinois, where they purchased a hotel and livery barn.

On March 28, 1852, the family set out for Oregon, crossing the plains by horse-drawn covered wagon in a party of 250. Their son William Franklin was nine years old at the time. After stopping for a short while at Forest Grove, Oregon, they moved to Dayton in early 1853, and purchased another hotel and livery stable. The business was very successful, and after two years they purchased a half interest in a mercantile store. They continued to prosper the next two years. In 1857, they disposed of the enterprises and moved to St. Paul, where they purchased the 640 acre Deguire land claim and ferry. They operated the ferry and built a store and warehouse. In the bad flood of 1861, Mr. Davidson lost 20,000 bushels of grain—mostly wheat and oats—worth \$2 a bushel. The loss was so great that he was eventually forced to sell everything he had to pay his creditors. Then, starting from practically nothing, he managed to establish a store in Fairfield. After operating the store for three years the Green Clay Davidsons moved to Salem.

Anna Coleman, the eldest daughter of the James Colemans of St. Paul, was born in Louisa County, Iowa, and crossed the plains to Oregon in a covered wagon when she was one year old. She was the first daughter of American immigrants to be baptized in the brick church. She lived with her parents in Yamhill County until the family moved to St. Paul when she was 16 years old.

On May 24, 1864, William Franklin Davidson, 22, and Anna Coleman, 19, were married in the St. Paul Catholic Church.

The young couple first rented land from Mrs. Davidson's father and farmed for several years. They later operated a sawmill near Fairfield. In 1867, they purchased 320 acres about one and a half miles southeast of St. Paul, and began a farming operation which was to be carried on successfully for many years. They raised wheat, oats, corn and clover

and had horses, cattle and hogs. As time went on they added rather large hop fields to their general farming operations. For thirty years, including ten years as Roads Commissioner, Mr. Davidson contributed greatly to the development of better roads in the area.

The Davidsons' sons, James "Fred", Eugene "Gene", John "Jack", and Ralph, conducted large and very successful farming operations in the St. Paul area for many years. Chester, the youngest son, was one of the better carpenters in the community. As they were growing up they were interested in all types of sports and had a race track adjacent to their farm. Each Sunday many of the St. Paul residents would gather there for horse races. The Davidson boys were among the best jockeys in the community. One, John "Jack", was one of the fastest foot racers in St. Paul. James "Fred" Davidson's son, Harold Davidson, served as Portland City Attorney from 1933 to 1942. Harold's sister Alice, who was a member of St. Paul High School's first graduating class, began a long and distinguished teaching career at Four Corners Public School in the early 1920's.

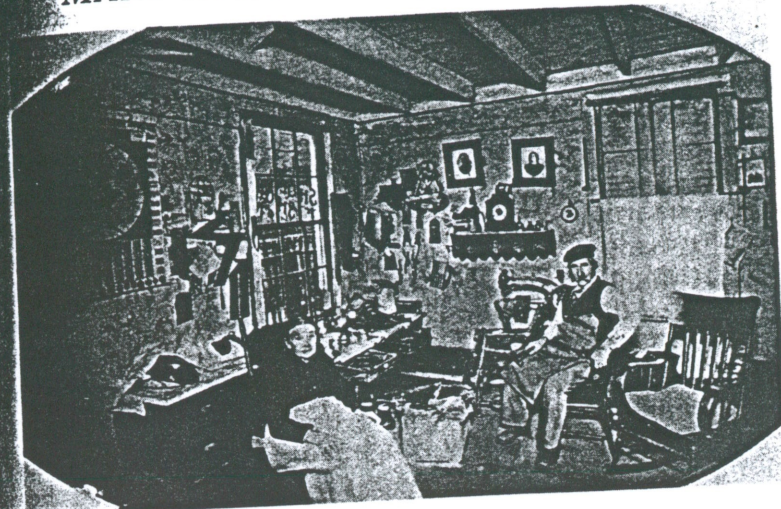
Mr. and Mrs. W. F. Davidson had twelve children, as follows: Mary, who married Hugh Kirkpatrick of Idaho; Laura, who married Jerome Jackson of Hubbard; Jane, who married James Smith of St. Paul; Arzelia, who married Paul Reddie of Salem; James "Fred", who married Mary Anna Gooding of St. Paul; John "Jack", who married Clara Merten of St. Paul; Blanche, who married Charles Gooding of St. Paul; Edna, who died in early childhood; Eugene, who married Elizabeth Merten of St. Paul; Ralph, who married Hazel Littlefield of Newberg; Hilda, who married Fred Gearin of St. Paul; and Chester, who married Gretchen Breyman.

On April 24, 1907, Mrs. Davidson died at age 61. Mr. Davidson died on February 13, 1927, when he was 84.

Mr. and Mrs. W. F. Davidson and their children were friendly, hard working, good conversationalists, and active participants in the social affairs of the area. They and their descendants have been a vital part of the St. Paul community for about 120 years. At the present time the fifth generation of Davidsons, whose original St. Paul ancestors

were the Green Clay Davidsons and the James Colemans, are operating some of the most productive farms in the St. Paul area.

## FRANCOIS HENRY ERNST AND MARY MADELINE (VESER) ERNST



Mr. and Mrs. Francois Ernst

Norman Ernst Collection

Francois Ernst was born in Colmar, Alsace, France, on July 3, 1840. His father served in the French Army under Napoleon I and participated in the Battle of Waterloo. Francois Ernst served in the French Army under Napoleon III.

Mary Madeline Vesper was born October 2, 1838, in Colmar. In 1865, Francois Ernst, 25, and Mary Madeline Vesper, 27, were married.

The following year their first child, Mary, was born in Paris. In 1869, the Ernsts decided to come to the United States. After arriving in New York they went to San Francisco by steamship, crossing the Isthmus of Panama by railroad. They proceeded up the coast by steamship and

## NICHOLAS GOODING AND MARY (ERBSLAND) GOODING



The Nicholas Gooding Family

Elmer Gooding Collection

Nicholas Gooding was born in Alsace-Lorraine on January 18, 1832. When he was twelve years old he came to the United States with his parents, who settled near St. Ann's, Indiana. The family farmed and operated a sawmill and Nicholas served an apprenticeship with a blacksmith. In 1849, when he was 17 years of age, he opened a blacksmith shop of his own. After operating the blacksmith shop for twelve years he had saved enough money to purchase a farm near Mt. Vernon, Indiana.

On August 28, 1860, Nicholas Gooding, 28, and Mary Erbsland, 21, daughter of Joseph and Tracy (Lang) Erbsland, were married in St. Ann's.

After operating the farm for 28 years, the Goodings contemplated moving to Oregon. Nicholas Gooding and one of his sons, George, came to Oregon in 1888 to get an idea of conditions there. George stayed in Butteville and Mr. Gooding returned to Indiana. The next year Mr. Gooding

with his sons Charles and John, returned to Oregon by rail. They brought a sawmill and horse-drawn steam propelled threshing machine with them. As they had heard about "the river bend on French Prairie" they came to St. Paul to look over the area. They purchased a 75 acre farm known as the Gratton Farm about two and a half miles southeast of St. Paul and set up a sawmill nearby.

The next year, 1890, Mrs. Gooding and the remainder of the family left Mt. Vernon, Indiana, and came to St. Paul. Nicholas Gooding's sister Theresa, who had married Stephen Merten in Minnesota and had been living in Nevada, came to St. Paul in 1889.

The Goodings operated their sawmill and had a commercial threshing machine business, in addition to operating the farm. Many of the older present day St. Paul homes were built from lumber produced by the Goodings, and their threshing machine business continued for more than forty years. In 1895, Nicholas Gooding purchased the 171 acre Clary farm about three-quarters of a mile east of St. Paul. He established a blacksmith shop on the farm, and soon everybody was saying that he "could make anything from iron".

John Gooding, who supervised the threshing machine business, was one of the first to grow strawberries commercially in the St. Paul area. One of Charles Gooding's sons, Bertrand "Bert", was an outstanding football player at the University of Oregon, where he obtained his law degree. He was a prominent attorney in Portland for many years and was active in Republican Party circles in Oregon. Several of Mr. and Mrs. Nicholas Gooding's sons were members of the St. Paul band, which was reputed to have been one of the best bands in Marion County.

Mr. and Mrs. Gooding had twelve children. They were: George, who married Sarah Keil of Aurora; Elizabeth, who married John Glatt of Jennings County, Indiana; John and Theresa, who remained single; Charles, who married Blanche Davidson of St. Paul; Lawrence, who married Emma Waltz of St. Paul; Joseph, who married Rose Dietrich; Anne, who married James "Fred" Davidson of St. Paul; and William, who married Matilda Waltz of

## NARRATIVE STATEMENT OF DONALD J. DAVIDSON

My name is Donald J. Davidson and my family owns the Davidson home place for which we are seeking Century Farm status. My grandfather and grandmother were James Frederick Davidson and Mary Anna Davidson. In Oregon, my grandparents first lived on the lot now known as the Morman Place, south of St. Paul. That is where my father was born. My grandparents stayed in the Morman Place a couple of years and then they moved down to the farmhouse at the center of the home place. My grandparents acquired the home place by a deed, dated November 4, 1901. The homestead is in the middle of the farm and that is where they lived.. My grandparents had four children, two boys and two girls. My father, Edward Davidson, was the farmer and his brother, Harold, was a lawyer. Both of the daughters were schoolteachers. They both taught in one-room schools within several miles of St. Paul, Oregon. One of my aunts taught in Donald and Champoeg and the other one taught at Butteville.

My dad and my grandfather farmed together for ten or fifteen years. My grandparents deeded the home place to my parents, Edward F. Davidson and Eleanor Davidson, by deed dated



December 26, 1947. In the days of my grandparents, people lived off the land. They grew crops they could live off of in the wintertime, so they had a few cows and a few hogs, a few chickens and a real big healthy garden. When my parents were farming the home place, they raised grain. In December of 1952, my parents deeded the home place to myself and my wife, Doris Davidson. We raised row crops such as broccoli, cauliflower, sweet corn and strawberries. My grandfather built the chicken house and we rebuilt that and we are using it for machine and storage today. The original farmhouse is not there today since my grandfather built a farmhouse in the early 1900's. The old barn on the place has been replaced and none of the buildings are listed as historic buildings. My parents had seven children and of them, Jim, Don and Ray became farmers. My sister, Pat Ferschweiler married a farmer.

When Doris and I took over farming the home place, we had the chickens that were on the place and Doris sold eggs, mostly to neighbors. When she got enough to buy me a new pickup she did in 1953. I recently had it restored. Doris worked side by side with me in farming. She worked in the strawberry fields. She also drove a truck and hauled most of the wheat from the combine. Doris and I lived in the farmhouse, on the home place, for about nineteen years. The kitchen didn't

even have a cupboard in it and so we bought a kitchen from the Kaufmanns. They were remodeling and we were able to use their cupboards and part of their kitchen, including the window. The Kaufmanns lived in St. Paul and part of their kitchen fitted in perfectly at the home place and so Doris then had twenty-nine cupboards. For some years we raised cattle on the home place and then we raised buffalo for about ten years. Doris and I had eight children. My oldest daughter, Mary Ellen, married Alfred Pohlschneider and they farm in the St. Paul area. My daughter, Kathy, married Jerry Mullen and they are also farming in the St. Paul area. My son, Michael Davidson, is a farmer and he is now farming the one hundred and ten-acre home place, together with other acreage that he owns or leases. We never sold off any of the home place.

Doris and I built a new home on River Road, in St. Paul, in about 1965. When we moved into our new home, Ignacio Gallegos and his family moved into the farmhouse on the home place. Ignacio then worked for the family farming operation and he still does. He is currently working for our daughter Kathy and our son-in-law Jerry Mullen. Our son, Michael Davidson, is farming the home place and he has the routine management of the farm's affairs. In September of 1995, Doris and I deeded the home place to Davidson Family Limited Partnership. That is an Oregon limited

partnership, which consisted of Doris and me and our children. Later on, that limited partnership was changed into a limited liability company and all the members of the limited liability company were the same family members who were members of the limited partnership.

I am attaching excerpts from history of early St. Paul settlers found in a book entitled “St. Paul, Oregon 1830-90,” by Harvey J. McKay and published by Binford and Mort, a 1980 first edition., which provides further background information regarding the Davidson family.



# First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

**Salem Office - Main Branch - Marion County**  
280 Liberty Street S.E., Suite 100 • P.O. Box 825  
Salem, Oregon 97308  
Phone: (503) 581-0555 • Title FAX: (503) 362-9871

**Dallas Office - Polk County**  
807 Main Street • P.O. Box 451  
Dallas, Oregon 97338  
Phone: (503) 623-5513 • Title FAX: (503) 623-6926

December 5, 2001

Order No.: 287290-M  
Reference: Davidson  
**OWNERSHIP REPORT – 100 Year Chain of Title**  
Fee: \$500.00

**RECEIVED**  
DEC 10 2001  
LAW OFFICES OF  
DANIEL A. RITTER, P.C.

Daniel A. Ritter, P.C.  
530 Center Street NE, Suite 700  
Salem, OR 97301

Attention: Dan Ritter

To Whom It May Concern:

Pursuant to your request, we have searched the Deed Records of Marion County, Oregon for conveyance instruments, conveying fee title to the following described property:

All of that certain Lot No. 4, described in a certain deed of partition signed, sealed and executed by an between heirs of August Raymond, on the 6th day of November, A.D., 1884, and recorded in Volume 33, Pages 27 and 37, inclusive, on the 8th day of November A.D., 1884, which said lot is more particularly described as follows, to-wit: Commencing on the South boundary of the Raymond Estate at the Southeast corner of Lot No. 3 (which Lot No. 3 was set aside and deeded to Alexander Raymond); thence south 89° 48' East on said South boundary 17.35 chains; thence North 62.46 chains to the North boundary of said estate; thence West 80 links to the re-entrant corner of said estate; thence North 0° 15' East 1.00 chains to the Southeast corner of Lot One (1) in said deed of partition; thence West on the South boundary of said Lot No. 1 (which Lot No. 1 was set aside and deeded to Caroline Prevost) 16.55 chains to the Northeast corner of said Lot No. 3; thence South 63.41 chains to the place of beginning, containing 109.95 acres, more or less. All of which is in the estate of the late August Raymond in Township 4 South, Range 2 West in Marion County, Oregon, and which was conveyed to Frank Raymond (one of the heirs of said late August Raymond) on the day above named and recorded, as aforesaid, in Marion County Record of Deeds, Volume 33, folios 27 to 37, inclusive, on November 8th, 1884.

and as of November 23, 2001 @ 8:00 a.m. we found the following instruments of record within the last 100 years;

1. Partitioning Deed – Estate of August Raymond, including the terms and provisions thereof,  
Dated : November 6, 1884  
Recorded : November 8, 1884, in Volume 33, Page 27, Deed Records for Marion County, Oregon  
Grantors : Julius Prevost and Caroline Prevost, 1st Parties, Augustine Raymond and Josephine Raymond, 2nd Parties, Alexander Raymond, 3rd Party, Rosa Crete, 5th Party, Ezeb Fortier and Salome Fortier, 6th Parties, Mary M. Raymond, 7th Party, D. Mauegre and Aurelia Mauegre, 8th Parties  
Grantee : Frank Raymond, 4th Party

(Said instrument includes additional property, the subject property is designated as "Lot 4" therein)

2. Warranty Deed, including the terms and provisions thereof,  
Dated : December 5, 1885  
Recorded : December 8, 1985, in Volume 33, Page 320, Deed Records for Marion County, Oregon  
Grantor : Frank Raymond and Angeline Raymond  
Grantee: Charles A. Pelland

**South Salem Branch**  
4625 Commercial Street S.E.  
Salem, Oregon 97306  
Phone: (503) 364-4480  
FAX: (503) 585-1887

**Keizer Branch**  
5605 Inland Shores Way N., Suite 108  
Keizer, Oregon 97303  
Phone: (503) 304-4001  
FAX: (503) 304-4004

**Stayton Branch**  
1161 N. First Avenue/P.O. Box 533  
Stayton, Oregon 97383  
Phone: (503) 769-3431  
FAX: (503) 769-4494

**Woodburn Branch**  
612 Glatt Circle/P.O. Box 1090  
Woodburn, Oregon 97071  
Phone: (503) 981-0016  
FAX: (503) 981-0009

3. Warranty Deed, including the terms and provisions thereof,

Dated : November 1, 1901  
Recorded : November 4, 1901, in Volume 77, Page 418, Deed Records for Marion County, Oregon  
Grantor : Charles A. Pelland and Mary E. Pelland  
Grantee : James Frederick Davidson and Mary Annie Davidson

4. Warranty Deed, including the terms and provisions thereof,

Dated : December 26, 1947  
Recorded : November 1, 1948, in Volume 396, Page 262, Deed Records for Marion County, Oregon  
Grantor : James Frederick Davidson and Mary Annie Davidson  
Grantee : Edward F. Davidson and Eleanor Davidson

5. Warranty Deed, including the terms and provisions thereof,

Dated : December , 1952  
Recorded : December 29, 1952, in Volume 446, Page 457, Deed Records for Marion County, Oregon  
Grantor : Edward F. Davidson and Eleanor Davidson  
Grantee : Donald J. Davidson and Doris Davidson

6. Warranty Deed, including the terms and provisions thereof,

Dated : September 23, 1957  
Recorded : September 27, 1957, in Volume 504, Page 427, Deed Records for Marion County, Oregon  
Grantor : Donald J. Davidson and Doris Davidson  
Grantee : Marion County, a political subdivision of the State of Oregon

(60 foot wide strip of land for roadway. That portion of the premises lying within Davidson Road CR408)

7. Warranty Deed, including the terms and provisions thereof,

Dated : February 23, 1967  
Recorded : March 9, 1967, in Volume 628, Page 497, Deed Records for Marion County, Oregon  
Grantor : Donald J. Davidson and Doris Davidson  
Grantee : Davidson Farms, Inc., an Oregon Corporation  
Affects : Includes addition property

8. Decree Quieting Title – Marion County Circuit Court Case No. 98154, including the terms and provisions thereof,

Dated : February 28, 1977  
Entered : February 28, 1977  
Favor of : Davidson Farms, Inc., an Oregon Corporation  
Affects : Includes additional property

9. Quit Claim Deed, including the terms and provisions thereof,

Dated : May 27, 1977  
Recorded : June 1, 1977, in Reel 83, Page 490, Film Records for Marion County, Oregon  
Grantor : William J. Bernard and Barbara J. Bernard  
Grantee : Davidson Farms, Inc.

(Note: We found no record interest in the Grantors in and to the subject property. Said deed includes additional property.)

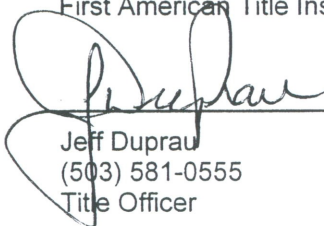
10. Bargain and Sale Deed, including the terms and provisions thereof,

Dated : November 7, 1984  
Recorded : November 16, 1984, in Reel 362, Page 1516, Film Records for Marion County, Oregon  
Grantor : Davidson Farms, Inc., an Oregon Corporation  
Grantee : Donald J. Davidson and Doris A. Davidson, each as to an undivided 1/2 interest as tenants in common  
Affects : Includes additional property

11. Bargain and Sale Deed, including the terms and provisions thereof,  
Dated : September 25, 1995  
Recorded : October 25, 1995, in Reel 1269, Page 307, Film Records for Marion County, Oregon  
Grantor : Donald J. Davidson and Doris A. Davidson  
Grantee : Davidson Family Limited Partnership, an Oregon Limited Partnership

THIS IS NOT A TITLE REPORT, since no examination has been made of the title to any above described property. Our search for apparent encumbrances was limited to our Tract Indices and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with the Ownership Report and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

First American Title Insurance Company of Oregon



---

Jeff Duprau  
(503) 581-0555  
Title Officer

JD:dg

08 45E

589 40E 1482.09

V504 P8428-435

17.36 CH

16.56 CH

757 CH  
389 SW

220.00  
100  
100

583 ME  
73.59

60

DAVIDSON RD CR 408

1400  
11947000

1500  
11947000

200

100

SEE MAP 04-24 29

1"-40  
29-JAN



SE COR  
C LAMBERT  
DLC 63

SW COR  
J SERVANT  
DLC 94

NE COR  
C BERTRAND  
DLC 89

NW COR  
A RAYMOND  
DLC 80

63.41 CH

62.44 CH

30 29  
31 32

W E  
S

SE COR  
C BERTRAND  
DLC 89

SW COR  
A RAYMOND  
DLC 80

This print is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations in dimensions and location ascertained by actual survey.

287290

D 17.36 CH 589 40E CR 409 17.36 CH

AMERICAN TITLE INSURANCE  
COMPANY OF OREGON  
280 LIBERTY S.E. SUITE 100 SALEM

KNOW ALL MEN BY THESE PRESENTS, That JAMES FREDERICK DAVIDSON and MARY ANNIE DAVIDSON, husband and wife,

in consideration of ----- TEN and no/100 ----- Dollars, and other good and valuable consideration, to them paid by EDWARD F. DAVIDSON and ELEANOR DAVIDSON, husband and wife, as tenants by the entirety and not tenants in community property, do hereby grant, bargain, sell and convey unto said EDWARD F. DAVIDSON and ELEANOR DAVIDSON, husband and wife, as tenants by the entirety and not tenants in community property, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Marion and State of Oregon, bounded and described as follows, to-wit:

All of that certain Lot No. 4, described in a certain deed of partition signed, sealed and executed by and between the heirs of August Raymond, on the 6th day of November A. D., 1884 and recorded in Volume 33 pages 27 to 37 inclusively, on the 8th day of November A. D., 1884, which said lot is more particularly described as follows, to-wit: Commencing on the S. boundary of the Raymond estate at the S. E. corner of Lot No. 3 (which Lot No. 3 was set aside and deeded to Alexander Raymond); thence S. 89° 48' E. on said S. boundary 17.35 chains; thence N. 62.46 chains to the N. boundary of said Estate; thence W. .90 links to the re-entrant corner of said estate; thence N. 0° 15' E. 1.00 chain to the S. E. corner of Lot One (1) in said deed of partition; thence W. on the S. boundary of said Lot No. 1 (which Lot No. 1 was set aside and deeded to Caroline Provost) 16.55 chains to the N. E. corner of said Lot No. 3; thence S. 63.41 chains to the place of beginning, containing 10.93 acres, more or less. All of which is in the Estate of the late August Raymond in T. 4 S. R. 2 W. in Marion County, Oregon, and which was conveyed to Frank Raymond (one of the heirs of said late August Raymond) on the day above named and recorded as aforesaid, in Marion County Record of Deeds Volume 33, folios 27 to 37 inclusively on November 8th, 1884.

To Have and to Hold, the above described and granted premises unto the said EDWARD F. DAVIDSON and ELEANOR DAVIDSON, husband and wife, as tenants by the entirety and not tenants in community property, their heirs and assigns forever.

And JAMES FREDERICK DAVIDSON and MARY ANNIE DAVIDSON, husband and wife, the grantors above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

Witness our hands and seals this 26th day of December, 19 47.

Executed in the Presence of

James F. Davidson (SEAL)
Mary Annie Davidson (SEAL)
(SEAL)
(SEAL)



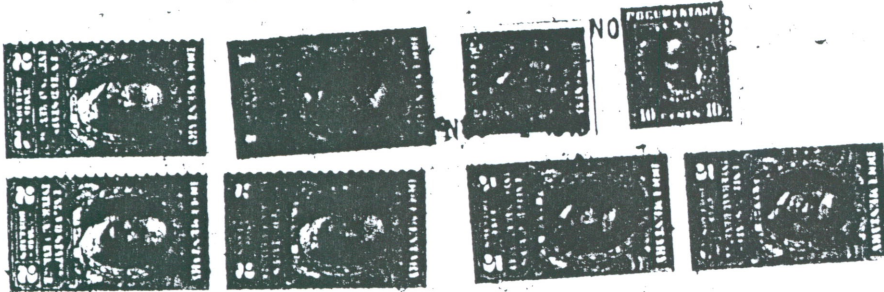
STATE OF OREGON,

County of Marion

BE IT REMEMBERED, That on this 26th day of December, A. D. 1947, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES FREDERICK DAVIDSON and MARY ANNIE DAVIDSON, husband and wife, who are known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Harold Davidson  
Notary Public for Oregon.  
My Commission expires Dec. 20, 1949



WARRANTY DEED

FORM No. 1

STATE OF OREGON,  
County of MARION

I certify that the within instrument was received for record on the day of NOV 1 1949 A. D. 1949 at 1:10 o'clock P. M., and recorded in book 396 on page 263. Record of Deeds of said County.

WITNESS my hand and seal of County of Marion.

William W. Spake  
County Clerk,  
Recorder of Concomence

Deputy

KNOW ALL MEN BY THESE PRESENTS, That Edward F. Davidson and Eleanor Davidson, husband and wife,

in consideration of Ten and No/100 Dollars, and other valuable consideration to them paid by Donald J. Davidson and Doris Davidson, husband and wife,

do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Marion and State of Oregon, bounded and described as follows, to-wit:



All of that certain Lot No. 4, described in a certain deed of partition signed, sealed and executed by and between the heirs of August Raymond, on the 6th day of November, A.D., 1884, and recorded in Volume 33, pages 27 to 37, inclusive, on the 8th day of November, A.D., 1884, which said lot is more particularly described as follows, to-wit: Commencing on the S. boundary of the Raymond estate at the S. E. corner of Lot No. 3 (which Lot No. 3 was set aside and deeded to Alexander Raymond); thence S. 89°48' E. on said S. boundary 17.31 chains; thence N. 62.46 chains to the N. boundary of said estate; thence W. 00 links to the re-entrant corner of said estate; thence N. 0°15' E. 1.00 chain to the S. E. corner of Lot One (1) in said deed of partition; thence W. on the S. boundary of said Lot No. 1 (which Lot No. 1 was set aside and deeded to Caroline Provost) 16.51 chains to the N.E. corner of said Lot No. 3; thence S. 63.41 chains to the place of beginning, containing 199.75 acres, more or less. All of which is in the estate of the late August Raymond in T. 4 S. R. 2 W. in Marion County, Oregon, and which was conveyed to Frank Raymond (one of the heirs of said late August Raymond) on the day above named and recorded, as aforesaid, in Marion County Record of Deeds, Volume 33, folios 27 to 37, inclusive, on November 8th, 1884.



100 30 4-2-W

Have and to Hold the above described and granted premises unto the said grantees, their assigns forever.

And the grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all incumbrances,

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness their hand and seal this 1st day of December, 1952.

Edward F. Davidson (SEAL)
Eleanor Davidson (SEAL)

STATE OF OREGON,

County of Multnomah ss. On this 1st day of December, 1952, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Edward F. Davidson and Eleanor Davidson, husband and wife,

who are known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Harold Rankin
Notary Public for Oregon.
My Commission expires Dec. 1, 1953

WARRANTY DEED

(FORM No. 681)
EDWARD F. DAVIDSON, et ux
DONALD J. DAVIDSON, et ux
St. Paul

TO
STATE OF OREGON,
County of MARION
I certify that the within instrument was received for record on the day of DEC 29 1952 at 3:00 o'clock P.M. and recorded in book 446 on page 457 Record of Deeds of said County.

Witness my hand and seal of County affixed.
County Clerk-Recorder.
Deputy.
BY STEPHEN R. LAW FOR THE CO. OF CLERK, OREG.

4460071

4460071

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT, That..... Donald J. and Doris Davidson..... grantor..... in consideration of... Eighty-eight and 20/100..... Dollars, to... them... paid by Marion County, a political subdivision of the State of Oregon, grantee..., do... hereby grant, bargain, sell and convey unto the said grantee, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Marion and State of Oregon, bounded and described as follows to-wit: A parcel of land lying in Section... 30..... T. 4 S., R. 3 W., W.M., Marion County, Oregon, and being a portion of that property deeded to... Donald J. and Doris Davidson..... by deed recorded in Vol. 445, Page 457, Vol. ...., Page....., Vol....., Page....., Vol....., Page..... of the deed records of Marion County, Oregon, the said parcel being that portion of said property included in a strip of land... feet in width, .30... feet on each side as measured at right angles and contiguous to the following described centerline.

Description of Centerline: Beginning at a point 2887.50 feet S. 89° 13' E. and 1255.77 ft. N. 10° 32' E. and 300.39 feet N. 11° 24' E. from a stone marking the Northeast corner of the Michael Coyle D.L.C. No. 65 in T. 4 S., R. 3 W., W.M., Marion County, Oregon; thence S. 89° 48' E. 483.13 feet to the point of curve of a 2° curve to the right; thence Southeasterly along the arc thereof 282.71 feet to the point of tangent; thence S. 84° 08' 45" E. 119.05 feet to the point of curve of a 2° curve to the left; thence Easterly along the arc thereof 282.71 feet to the point of tangent; thence S. 89° 48' E. 1482.09 feet to the point of curve of a 2° curve to the right; thence Southeasterly along the arc thereof 328.33 feet to the point of tangent; thence S. 76° 38' 45" E. 73.59 feet to the point of curve of a 2° curve to the left; thence Easterly along the arc thereof 328.33 feet to the point of tangent; thence S. 89° 48' E. 2083.29 feet to an angle point; thence S. 89° 54' 30" E. 2421.73 feet to the point of curve of a 15° 30' curve to the right; thence Southeasterly along the arc thereof 629.35 feet to the point of tangent; thence S. 7° 38' 30" W. 24.39 feet to the point of curve of a 15° 30' curve to the left; thence Southeasterly along the arc thereof 629.57 feet to the point of tangent; thence S. 89° 56' 30" E. 1016.47 feet to an iron pipe at an angle point; thence S. 89° 54' 30" E. 1484.58 feet to an iron pipe in the center of Market Road No. 14 at the Northeast corner of lands described in Vol. 227, page 321, Marion County deed records, said point being the terminus of said road.

Right of Way Width: The right of way is 60 feet in width, 30 feet on each side as measured at right angles to the above described centerline. The parcel to which this description applies contains 0.294 acres, more or less.

To Have and to Hold the above described and granted premises unto the said grantee, its successors and assigns forever. And... they... the grantor... do... covenant that... they are... lawfully seized in fee simple of the above granted premises free from all encumbrances, and that... they will and... their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness... hand... and seal... this 23 day of September, 1957, (Seal) Donald J. Davidson (Seal) Doris Davidson (Seal)

STATE OF OREGON ss. On this 23 day of Sept, 1957,

County of Marion before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the within named... who known to me to be the identical individual... described in and who executed the within instrument, and acknowledged to me that... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. James H. Dean Notary Public for Oregon My commission expires... 1957 6 1

STATE OF OREGON ss. County of Marion I certify that the within instrument was received for record on the... day of SEP 30 1957, at 8:40 o'clock A.M., and recorded in Book 394 on Page 427. Record of Deeds of said County. Witness my hand and seal of County affixed. Herman W. Lanke County Clerk - Recorder BY... Deputy

552290

WARRANTY DEED

TO: MARION COUNTY

552290

CB 404

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT, That Donald J. and Doris Davidson, grantors, in consideration of Eighty-eight and 20/100 Dollars, to them paid by Marion County, a political subdivision of the State of Oregon, grantee, do hereby grant, bargain, sell and convey unto the said grantee, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Marion and State of Oregon, bounded and described as follows to-wit: A parcel of land lying in Section 30, T. 4 S., R. 3 W., W.M., Marion County, Oregon, and being a portion of that property deeded to Donald J. and Doris Davidson.

by deed recorded in Vol. 446, Page 157, Vol. ...., Page ....., Vol. ...., Page ....., Vol. ...., Page ....., Vol. ...., Page ....., of the deed records of Marion County, Oregon, the said parcel being that portion of said property included in a strip of land 60 feet in width, 30 feet on each side as measured at right angles and contiguous to the following described centerline.

Description of Centerline: Beginning at a point 2887.50 feet S. 89° 13' E. and 1255.77 ft. N. 10° 32' E. and 300.39 feet N. 11° 24' E. from a stone marking the Northeast corner of the Michael Coyle D.L.C. No. 65 in T. 4 S., R. 3 W., W.M., Marion County, Oregon; thence S. 89° 48' E. 483.13 feet to the point of curve of a 2° curve to the right; thence Southeasterly along the arc thereof 282.71 feet to the point of tangent; thence S. 84° 08' 45" E. 119.05 feet to the point of curve of a 2° curve to the left; thence Easterly along the arc thereof 282.71 feet to the point of tangent; thence S. 89° 48' E. 1182.09 feet to the point of curve of a 2° curve to the right; thence Southeasterly along the arc thereof 328.33 feet to the point of tangent; thence S. 76° 38' 45" E. 73.59 feet to the point of curve of a 2° curve to the left; thence Easterly along the arc thereof 328.33 feet to the point of tangent; thence S. 89° 48' E. 2083.29 feet to an angle point; thence S. 89° 54' 30" E. 2421.73 feet to the point of curve of a 15° 30' curve to the right; thence Southeasterly along the arc thereof 629.35 feet to the point of tangent; thence S. 7° 38' 30" W. 24.39 feet to the point of curve of a 15° 30' curve to the left; thence Southeasterly along the arc thereof 629.57 feet to the point of tangent; thence S. 89° 56' 30" E. 1016.47 feet to an iron pipe at an angle point; thence S. 89° 54' 30" E. 1484.58 feet to an iron pipe in the center of Market Road No. 14 at the Northeast corner of lands described in Vol. 227, page 321, Marion County deed records, said point being the terminus of said road.

Right of Way Width: The right of way is 60 feet in width, 30 feet on each side as measured at right angles to the above described centerline. The parcel to which this description applies contains 0.294 acres, more or less.

To Have and to Hold the above described and granted premises unto the said grantee, its successors and assigns forever. And they, the grantors, do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this 23 day of September, 1957. Donald J. Davidson (Seal) Doris Davidson (Seal)

STATE OF OREGON

County of Marion

On this 23 day of Sept, 1957, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the within named Donald J. Davidson and Doris Davidson, husband and wife, known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. James W. Lanke, Notary Public for Oregon, My commission expires March 1, 1961.

STATE OF OREGON

ss.

County of Marion

I certify that the within instrument was received for record on the 23 day of Sept, 1957, at 8:40 o'clock A.M., and recorded in Book 524 on Page 427. Record of Deeds of said County. Witness my hand and seal of County affixed.

Herman Wm. Lanke, County Clerk - Recorder

BY Deputy

PHOTOSTAT WARRANTY DEED

TO: MARION COUNTY

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COMPARED

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD J. DAVIDSON and DORIS DAVIDSON, husband and wife, grantors, in consideration of Ten and no/100 Dollars (\$10.00) to them paid by DAVIDSON FARMS, INC., an Oregon corporation, do hereby grant, bargain, sell and convey unto said Davidson Farms, Inc., an Oregon corporation, its successors and assigns, all of the following real property, with the tenements, hereditaments and appurtenances situated in the County of Marion and State of Oregon, bounded and described as follows, to-wit:

All of that certain Lot No. 4, described in a certain deed of partition signed, sealed and executed by and between the heirs of August Raymond, on the 6th day of November, A.D., 1884, and recorded in Volume 33, pages 27 and 37, inclusive, on the 8th day of November, A.D., 1884, which said lot is more particularly described as follows, to-wit: Commencing on the S. boundary of the Raymond estate at the S. E. corner of Lot No. 3 (which Lot No. 3 was set aside and deeded to Alexander Raymond); thence S. 89°48' E. on said S. boundary 17.35 chains; thence N. 62.46 chains to the N. boundary of said estate; thence W. 80 links to the re-entrant corner of said estate; thence N. 0°15' E. 1.00 chains to the S.E. corner of Lot One (1) in said deed of partition; thence W. on the S. boundary of said Lot No. 1 (which Lot No. 1 was set aside and deeded to Caroline Provost) 16.55 chains to the N.E. corner of said Lot No. 3; thence S. 63.41 chains to the place of beginning, containing 109.95 acres, more or less. All of which is in the estate of the late August Raymond in T. 4 S. R. 2 W. in Marion County, Oregon, and which was conveyed to Frank Raymond (one of the heirs of said late August Raymond) on the day above named and recorded, as aforesaid, in Marion County Record of Deeds, Volume 33, folios 27 to 37, inclusive, on November 8th, 1884.

ALSO: Beginning at the Northeast corner of the C. Lambert Donation Land Claim No. 63 in Township 4 South Range 2 West of the Willamette Meridian in Marion County, Oregon; thence S. 0°15' W. along the east line of said claim 25.050 chains to the North side of a County road; thence S. 89°51' W. along the North side of said County road 7.574 chains; thence N. 7°01' E. 6.361 chains; thence N. 16°24' E. 3.601 chains; thence N. 36°29' E. 4.350 chains; thence N. 49°04' E. 3.937 chains to a point which is 20.00 feet West of the East line of said claim; thence N. 0° 15' E. parallel with the East line of said claim 9.234 chains to the North line of said claim; thence S. 89°39' E. 20.00 feet to the place of beginning and containing 9.25 acres of land.

To have and to hold, the above described and granted premises unto the said Davidson Farms, Inc., an Oregon corporation, its successors and assigns forever.

501345

And Donald J. Davidson and Doris Davidson, husband and wife, the grantors above named do covenant to and with the above named grantee, its successors and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, save and except the unpaid balance on a mortgage to Equitable Life Assurance Society in the amount of \$46,180.00, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hands and seals this 23rd day of February, 1967.

Donald J. Davidson  
Donald J. Davidson

Doris Davidson  
Doris Davidson

STATE OF OREGON )  
County of Marion) <sup>ss</sup>

BE IT REMEMBERED, That on this 23rd day of February, 1967, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald J. Davidson and Doris Davidson; husband and wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Roy Hasbink  
Notary Public for Oregon  
My commission expires: Jan. 25, 1971

(S E A L)

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STATE OF OREGON )  
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MAR 9 - 1967  
County Recorder  
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Jillman W. Lantz

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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF MARION

Suit in Equity

Case No. 98154

DAVIDSON FARMS, INC.,  
an Oregon corporation,  
  
Plaintiff,

vs.

W. H. SAYER, and the unknown  
heirs at law, if any, of  
W. H. SAYER; R. H. KIMSEY,  
and the unknown heirs at law,  
if any, of R. H. KIMSEY;  
F. M. KIGHT, and the unknown  
heirs at law, if any, of F. M.  
KIGHT; W. O. LUTZ, and the  
unknown heirs at law, if any,  
of W. O. LUTZ; C. L. HILL, and  
the unknown heirs at law, if  
any, of C. L. HILL; and HARRY  
G. DuBOIS, and the unknown heirs  
at law, if any, of HARRY G.  
DuBOIS; and also all other per-  
sons or parties unknown claiming  
any right, title, estate, liens,  
or interest in the real property  
described in the Complaint herein,  
  
Defendants.

FILED

CLERK OF COURT

1976 DEC 6 AM 11 25

L. H. A. C. S. ...  
C. L. ...  
BY *[Signature]*

SUIT TO QUIET TITLE

Plaintiff alleges:

I.

The Plaintiff Davidson Farms, Inc. is an Oregon corporation  
duly authorized and existing under and by virtue of the laws of  
the State of Oregon.

////

HARLAND RITTER & MAENNY  
ATTORNEYS AT LAW  
200 PACIFIC BLDG - P.O. BOX 470  
SALEM, OREGON 97301  
TELEPHONE 344-3174

DEC 6 1976

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IN SENATE  
COMMISSIONERS OF LANDS  
AND FORESTS  
MARION COUNTY, OREGON

II.

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That the Plaintiff is the owner in fee simple and in possession of the following described land and premises:

All of that certain Lot no. 4, described in a certain deed of partition signed, sealed and executed by and between the heirs of August Raymond, on the 6th day of November, A.D., 1884, and recorded in Volume 33, Page 27 to 37, inclusive, on the 8th day of November, A.D., 1884, which said lot is more particularly described as follows, to-wit:

Commencing on the South boundary of the Raymond estate at the Southeast corner of Lot 3 (which Lot No. 3, was set aside and deeded to Alexander Raymond), thence South 89°48' East on said South boundary 17.35 chains; thence North 62.46 chains to the North boundary of said estate; thence West 80 links to the re-entrant corner of said estate; thence North 0°15' East 1.00 chains to the Southeast corner of Lot one (1) in said deed of partition; thence West on the South boundary of said Lot One (1) (which Lot No. 1 was set aside and deeded to Caroline Provost) 16.55 chains to the Northeast corner of said Lot No. 3; thence South 63.41 chains to the place of beginning, all of which is in the estate of the late August Raymond in Township 4 South, Range 2 West in Marion County, Oregon, and which was conveyed to Frank Raymond (one of the heirs of said late August Raymond) on the day above named and recorded as aforesaid, in Marion County Record of Deeds, Volume 33, folios 27 to 37 inclusive, on November 8th, 1884.

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Beginning at the Northeast corner of the C. Lambert Donation Land Claim No. 63 in Township 4 South, Range 2 West of the Willamette Meridian in Marion County, Oregon thence South 0°15' West along the East line of said claim 25.050 chains to the North side of a county road; thence South 89°51' West along the North side of said county road 7.574 chains; thence North 7°01' East 6.361 chains; thence North 16°24' East 3.601 chains; thence North 36°29' East 4.350 chains; thence 49°04' East 3.937 chains to a point which is 20.00 feet West of the East line of said claim; thence North 0°15' East parallel with the East line of said claim 9.234

30-4-24  
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1002

HARLAND RITTER & HANNY  
ATTORNEYS AT LAW  
200 PACIFIC BLDG. SUITE 450  
PORTLAND, OREGON 97208  
TELEPHONE 382-4178



DEC 6 1976

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chains to the North line of said claim; thence South 89°39' East 20.00 feet to the place of beginning.

III.

That the Plaintiff herein and its immediate grantors and predecessors in title and interest have been in the actual, open, notorious, continuous, public, exclusive, hostile, and adverse position and occupation of said described lands and premises and every part thereof in fee simple, under color of title and claim of right as bona fide purchasers and owners for more than ten (10) years last past prior to the commencement of this suit.

IV.

That the above named Defendants, and each of them, claim or appear to be claiming an estate or interest in said described lands and premises adverse to Plaintiff. That none of said Defendants has any estate, right, title or interest whatever in law or in equity in or to said described lands or any part thereof.

V.

That by reason of Defendants' claim or claims, the value of Plaintiff's said described premises is depreciated and the Plaintiff is thereby damaged. That Plaintiff hereby calls upon said Defendants, and each of them, to set forth in their Answer the nature and extent of their pretended interest and estate in or to the said described premises and submit the same to the determination of this Court.

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HARLAND, MITTER & MAENNY  
ATTORNEYS AT LAW  
800 P. O. BOX 479  
SALEM, OREGON 97308  
TELEPHONE 363-4778

DEC 6 1978

HARLAND, RITTER & HAENNY

HARLAND, RITTER & HAENNY  
ATTORNEYS AT LAW  
200 PACIFIC BUILDING - P.O. BOX 4570  
SEASIDE, CALIFORNIA 92138  
TELEPHONE 924-8178

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VI.

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That Plaintiff has no plain, adequate, and complete remedy at law.

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WHEREFORE, Plaintiff prays that Defendants, and each of them, may be required to set forth the nature and extent of their claims in or to said described lands and premises and that all adverse claim or claims of the Defendants, and each of them, may be determined and that right of possession and the title to said described lands be forever quieted by a Decree of this Court and that by said Decree, it be Ordered, Adjudged and Decreed that Plaintiff is the sole, legal and equitable owner of the said described premises and every part thereof, and that none of these said Defendants has any estate, right, title or interest whatever in law or in equity in or to the said described lands or any part thereof, and that said Defendants and each of them be forever barred and enjoined from asserting any claim, interest, or estate in or to said described premises or any part thereof adverse to Plaintiff and that Plaintiff have such other and further relief as to the Court may seem just and equitable.

HARLAND & RITTER

By Robert J. Baalfeld  
ROBERT J. BAALFELD  
Of Attorneys for Plaintiff



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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF MARION

FILED

FEB 23 AM 10 31

In Equity

No. 98154

DAVIDSON FARMS, INC., an Oregon corporation,

Plaintiff,

vs.

W. H. SAYER, and the unknown heirs at law, if any of W. H. SAYER; R. H. KIMSEY, and the unknown heirs at law, if any of R. H. KIMSEY; F. M. KIGHT, and the unknown heirs at law, if any, of F. M. KIGHT; W. O. LUTZ, and the unknown heirs at law, if any of W. O. LUTZ; C. L. HILL, and the unknown heirs at law, if any of C. L. HILL; and HARRY G. DuBOIS, and the unknown heirs at law, if any of HARRY G. DuBOIS; and also all other persons or parties unknown claiming any right, title, estate, liens, or interest in the real property described in the Complaint herein,

Defendants.

COUNTY CLERK

*[Handwritten signature]*

HARLAND BRITTELL  
ATTORNEY AT LAW  
200 PACIFIC BUILDING - O 901-470  
SALER, OREGON 97108  
TELEPHONE 241-1414

DECREE

This matter coming on regularly for hearing before the above entitled court on the date hereof, the plaintiff appearing by and through its attorney, Robert J. Saalfeld, and defendants appearing by and through Neil Lathen, the duly appointed attorney to appear for and represent the interests of the defendants above named, if any, who are or may be members of the armed services within the meaning of the Soldier's and Sailor's Civil

FEB 28 1977

HARLAND & RITTER  
ATTORNEYS AT LAW  
300 PACIFIC BLVD - 9<sup>th</sup> FLOOR - SEASIDE, OREGON

HARLAND & RITTER  
ATTORNEYS AT LAW  
300 PACIFIC BLVD - 9<sup>th</sup> FLOOR - SEASIDE, OREGON 97138  
TELEPHONE 342-1178

1 Relief Acts, as amended, and it appearing to the court from the  
2 files and records herein that the defendants have been duly  
3 served with summons by publication in accordance with the order  
4 of this court allowing service by publication, duly entered and  
5 filed on the 30th day of December, 1976, and the court being  
6 fully advised in the premises, no findings of fact being required,  
7 finds that the plaintiff is entitled to a Decree as hereinafter  
8 provided:

9 IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED by the  
10 Court that the plaintiff is the owner free and clear of any  
11 claims of right or interest of the defendants, or any of them,  
12 to the following described real property:

13 All of that certain Lot No. 4, described in a  
14 certain deed of partition signed, sealed and  
15 executed by and between the heirs of August  
16 Raymond, on the 6th day of November, A.D., 1884,  
17 and recorded in Volume 33, Page 27 to 37, inclu-  
18 sive, on the 8th day of November, A.D., 1884,  
19 which said lot is more particularly described  
20 as follows, to-wit:

21 Commencing on the South boundary of the Raymond  
22 estate at the Southeast corner of Lot 3 (which  
23 Lot No. 3 was set aside and deeded to Alexander  
24 Raymond), thence South 89°48' East on said South  
25 boundary 17.35 chains; thence North 62.46 chains  
26 to the North boundary of said estate; thence  
West 80 links to the re-entrant corner of said  
estate; thence North 0°15' East 1.00 chains to  
the Southeast corner of Lot One (1) in said deed  
of partition; thence West on the South boundary  
of said Lot One (1) (which Lot No. 1 was set aside  
and deeded to Caroline Provost) 16.55 chains to  
the Northeast corner of said Lot No. 3; thence  
South 63.41 chains to the place of beginning,  
all of which is in the estate of the late August  
Raymond in Township 4 South, Range 2 West in  
Marion County, Oregon, and which was conveyed to  
Frank Raymond (one of the heirs of said late

100 30-4-2w

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FEB 28 1977

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August Raymond) on the day above named and recorded as aforesaid, in Marion County Record of Deeds, Volume 33, folios 27 to 37 inclusive, on November 8th, 1884.

1001  
30-1-20

Beginning at the Northeast corner of the C. Lambert Donation Land Claim No. 63 in Township 4 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 0°15' West along the East line of said claim 25.050 chains to the North side of a county road; thence South 89°51' West along the North side of said county road 7.574 chains; thence North 7°01' East 6.361 chains; thence North 16°24' East 3.601 chains; thence North 36°29' East 4.350 chains; thence 49°04' East 3.937 chains to a point which is 20.00 feet West of the East line of said claim; thence North 0°15' East parallel with the East line of said claim 9.234 chains to the North line of said claim; thence South 89°39' East 20.00 feet to the place of beginning.

MARLAND & MITTER  
ATTORNEYS AT LAW  
300 PACIFIC BLDG - 2ND FLOOR  
PORTLAND, OREGON 97208  
TELEPHONE 244-1170

IT IS FURTHER ORDERED, ADJUDGED and DECREED by the Court that the plaintiff's title to the above described real property is hereby forever quieted against any and all claims and demands of said defendants, or any of them, and of any and all persons claiming under or through them, to any right, title, possession, lien, interest, estate or equity therein.

DATED this 28<sup>th</sup> day of February, 1977.

*James V. ...*  
CIRCUIT COURT JUDGE

QUITCLAIM DEED

CL  
T

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. BERNARD and BARBARA J. BERNARD, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto DAVIDSON FARMS, INC., hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Marion, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

100 30-4-u)  
1001 30-4-xu)

JUN 1 1977

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00  
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.  
In Witness Whereof, the grantor has executed this instrument this 25 day of May, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto, by order of its board of directors.

(If executed by a corporation, affix corporate seal)

*William J. Bernard*  
*Barbara J. Bernard*

STATE OF OREGON, }  
County of MARION } ss.  
May 25, 1977.  
Personally appeared the above named  
WILLIAM J. BERNARD  
AND BARBARA J. BERNARD

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.  
Before me:

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-26-79

Notary Public for Oregon (SEAL)  
My commission expires: \_\_\_\_\_

WILLIAM J. AND BARBARA J. BERNARD

Redacted for Privacy

Redacted for Privacy

Until a change is requested all tax statements shall be sent to the following address:  
GRANTEE AS ABOVE

STATE OF OREGON, } ss.

County of \_\_\_\_\_ }  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

SPACE RESERVED FOR RECORDER'S USE

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer  
By \_\_\_\_\_ Deputy

R-515718

15596

JUN 1 1977

PARCEL #1

All of that certain Lot No. 4, described in a certain deed of partition signed, sealed and executed by and between the heirs of August Raymond on the 6th day of November, A.D., 1884, and recorded in Volume 33, Pages 27 and 37, inclusive, on the 8th day of November, A.D., 1884, which said lot is more particularly described as follows, to-wit: Commencing on the South boundary of the Raymond estate at the Southeast corner of Lot No. 3 (which Lot No. 3 was set aside and deeded to Alexander Raymond); thence South 89° 48' East on said South boundary 17.35 chains; thence North 62.46 chains to the North boundary of said estate; thence West 80 links to the re-entrant corner of said estate; thence North 0° 15' East 1.00 chains to the Southeast corner of Lot 1 in said deed of partition; thence West on the South boundary of said Lot No. 1 (which Lot No. 1 was set aside and deeded to Caroline Provost) 16.55 chains to the Northeast corner of said Lot No. 3; thence South 63.41 chains to the place of beginning; all of which is in the estate of the late August Raymond in Township 4 South, Range 2 West, in Marion County, Oregon, and which was conveyed to Frank Raymond (one of the heirs of said late August Raymond) on the day above named and recorded, as aforesaid, in Marion County, Records of Deeds, Volume 33, folios 27 to 37, inclusive, on November 8th, 1884.

1000  
20-4-4

PARCEL #2

Beginning at the Northeast corner of the C. Lambert Donation Land Claim No. 63 in Township 4 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 0° 15' West along the east line of said claim 25.050 chains to the North side of a County Road; thence South 89° 51' West along the North side of a said County Road 7.574 chains; thence North 7° 01' East 6.361 chains; thence North 16° 24' East 3.601 chains; thence North 36° 29' East 4.350 chains; thence North 49° 04' East 3.937 chains to a point which is 20.00 feet West of the East line of said claim; thence North 0° 15' East parallel with the East line of said claim 9.234 chains to the North line of said claim; thence South 89° 39' East 20.00 feet to the place of beginning.

1001  
1002

SAVE AND EXCEPT: Beginning at a point that is 1,459.95 feet South 0° 15' West and 20.00 feet North 89° 45' West from the Northeast corner of the C. Lambert Donation Land Claim No. 94 in Township 4 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 0° 15' West 207.01 feet to a point on the Northerly right of way boundary of County Road No. 408; thence North 83° 30' West along said right of way 11.30 feet to an iron pipe; thence Westerly along the arc of 2,894.79 foot radius curve to the left, the chord of which bears North 85° 29' West, a distance of 208.57 feet to an iron pipe; thence North 0° 01' East 190.49 feet; thence South 89° 45' East 220.00 feet to the point of beginning.

1003

ALSO SAVE AND EXCEPT: Portions of above described parcels conveyed to Marion County, by deed recorded September 27, 1957, in Volume 504, Page 427 Deed Records for Marion County, Oregon, re-recorded March 20, 1958, in Volume 509, Page 573, Deed Records for Marion County, Oregon, and deed recorded September 27, 1957, in Volume 504, Page 428, Deed Records for Marion County, Oregon, re-recorded March 20, 1958, in Volume 509, Page 574, Deed Records for Marion County, Oregon.

EXHIBIT "A"

*William B. Bernard*  
*Barbara J. Bernard*

GRANTOR'S NAME AND ADDRESS  
DAVIDSON FARMS, INC.  
Redacted for Privacy

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Robert J. Saalfeld  
Redacted for Privacy

NAME, ADDRESS, ZIP  
GRANTEE AS ABOVE

NAME, ADDRESS, ZIP

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

28329

REEL PAGE  
362 1516

BARGAIN AND SALE DEED

DAVIDSON FARMS, INC., a corporation duly organized and existing under the laws of the state of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto DONALD J. DAVIDSON and DORIS A. DAVIDSON, each as to an undivided one-half interest as tenants in common, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, situated in the county of Marion, state of Oregon, more particularly described on Exhibit A, attached hereto and by reference incorporated herein.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The conveyance above described is made pursuant to a tax-free exchange under Section 1031 of the Internal Revenue Code of 1954, as amended, and the true and actual consideration paid for such conveyance of real property by Grantor is the conveyance of like-kind real property from Grantee to Grantor, which is the true and actual consideration under such exchange agreement.

The following is the notice as required by Oregon law: "THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

In construing this deed the singular includes the plural as the circumstances may require.

DONE BY ORDER of the Grantor's Board of Directors this 7th day of November, 1984, but effective the 27th day of November, 1984.

DAVIDSON FARMS, INC.

By Donald J. Davidson  
Donald J. Davidson, President

By Doris A. Davidson  
Doris A. Davidson, Secretary

MAIL TAX STATEMENTS TO:

No change from previous notification

AFTER RECORDING RETURN TO:

Daniel A. Ritter, Attorney  
P. O. Box 470  
Salem, OR 93708

NOV 10 1984

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30-4-2w  
101 31-4-2w  
lots 3-6 BK 44 ST PAUL



28329

REEL PAGE  
362 1517

STATE OF OREGON            )  
                                  ) ss.  
County of Marion            )

On this 7th day of November, 1984, personally appeared DONALD J. DAVIDSON and DORIS A. DAVIDSON who, being duly sworn, did say that the former is the president and that the latter is the secretary of DAVIDSON FARMS, INC., a corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.

Before me:

Daniel A. Ritter  
Notary Public for Oregon  
My commission expires: 8-8-86



NOV 16 1984

28329

REEL PAGE  
362 1518

Exhibit A

101

31-4-20

100

PARCEL 1

Beginning at the Northeast corner of Claim No. 64 of Louis Bergevin and wife in the County of Marion, State of Oregon; said Northeast corner being the Northeast corner of Lot No. 1 of that certain decree of the Circuit Court of the State of Oregon, Marion County, entered in Book No. 6 of the records of said Court, Pages 342 to 348, and recorded in Books of Deed No. 24, on Page 32; thence South 1591.92 feet, more or less, along the East line of said Lot and of Lot 2 of said decree to the Southeast corner of said Lot 2; thence West 11480.58 feet to the Willamette River; thence North 40° 43' East 269.78 feet down said river; thence North 13° 16' West 134.3 feet down said river; thence North 19° 21' West 273.50 feet down said river; thence North 40° 45' West 115.60 feet; thence North 24° 01' West 55.42 feet downstream to the point of intersection with the Westerly line of the above mentioned Lot No. 2; thence North 6° 15' West 188.10 feet along the Westerly line of said Lot 2 and of Lot 1 to the Northwest corner of said Lot 1; thence South 85° 04' East 270.78 feet along a Northerly line of said Lot 1 to an iron rod at an angle corner on said Northerly line; thence North 70° 41' East 272.58 feet to an iron pipe at an angle on the Northerly line of said Lot 1; thence North 35° 04' East 789.36 feet to an iron pipe at the most Northerly Northwest corner of said Lot 1; thence Easterly 10917.72 feet, more or less, along the Northerly line of said Lot 1 to the place of beginning.

NOV 16 1984

SAVE AND EXCEPT

Beginning at the intersection of the Westerly right-of-way line of Market Road No. 36 and the South line of the Cecil Bertrand Donation Land Claim in Section 31, Township 4 South, Range 2 West of the Willamette Meridian, Marion County, Oregon and said point being 2526.48 feet North 89° 44' East from the Southwest corner of said Cecil Bertrand Donation Land Claim; thence South 89° 44' West 415.00 feet; thence South 545.00 feet; thence North 89° 44' East, parallel to the South line of said Cecil Bertrand Donation Land Claim 386.44 feet to a point on the Westerly right-of-way line of said Market Road No. 36; thence North 3° 00' East along the Westerly line thereof 545.75 feet to the point of beginning and containing 5.00 acres of land, more or less;

SAVE AND EXCEPT public roads.

PARCEL 2

Beginning at a point on the range line between Ranges 2 and 3 West of Township 4 South, 6.31 chains South of the corner to Sections 30, 31, 25 and 36, and running thence North 89 3/4° West 50.52 chains to a stake in the Southwest corner of the tract, from which stake a fir tree 44 inches in diameter bears South 78 3/4° West 227 links distant; thence North 14 1/4° East 20.77 chains; thence South 89 3/4° East 66.85 chains; thence South 8° West 20.36 chains to a point 50 links North of the North boundary of Donation Land Claim No. 64; thence North 89 3/4° West 18.57 chains to the place of beginning.

400

30-4-20

PARCEL 3

501 30-4-20 28329

REEL PAGE  
362 1519

Beginning at a 1/2 inch iron pipe which is South 2° 03' 52" West 1308.03 feet and South 89° 29' 19" East 2060.77 feet from the Northwest corner of Michael Coyle Donation Land Claim No. 65, Township 4 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said 1/2 inch iron pipe also being on the line described in that Quitclaim Deed from C.V. Smidt and Nora Smidt to C.H. and Nora M. Coyle, recorded in Volume 614, Page 001, Marion County Records of Deeds; thence North 11° 46' 01" East 314.09 feet to a 1/2 inch iron pipe; thence North 29° 46' 11" East 401.06 feet to a 1/2 inch iron pipe; thence South 89° 23' 29" East 3506.41 feet to a 1/2 inch iron pipe; thence South 87° 13' 31" East 308.17 feet to a 1/2 inch iron pipe; thence South 13° 02' 22" East 312.48 feet to a 1/2 inch iron pipe; thence South 8° 46' 04" West 186.98 feet to a 1/2 inch iron pipe; thence South 24° 18' 09" West 175.24 feet to a 1/2 inch iron pipe on the North line of a tract of land as conveyed to Davidson Farms, Inc. described in that deed recorded in Reel 29, Page 210, Marion County Record of Deeds; thence North 89° 14' 22" West 2803.55 feet along said line to a 2 inch iron pipe at the Northwest corner of said tract; thence North 89° 29' 19" West 1315.75 feet to the place of beginning and containing 61.68 acres of land, more or less.

TOGETHER WITH an easement for roadway purposes extending from the Northwest corner of the above described premises easterly and over and along the present farm roadway of the grantor to the Salem-St. Paul Road in Marion County, Oregon, being the highway between Salem and St. Paul, Oregon. It is understood that the grantor and the successors in interest of the grantor may relocate such roadway and, in such event, this easement shall attach to and be a part of such relocated roadway. This easement is subject to the grantee and its successors in interest, paying one-fourth of the joint ordinary maintenance of the roadway, and the grantor and her successors in interest paying three-fourths of the ordinary maintenance of roadway, and each of the parties or their successors in interest, repair any damage to the roadway occasioned by their respective use thereof in excess of the ordinary use of the roadway.

This easement and the obligation to maintain runs with the land.

PARCEL 4

100 30-4-20

All of that certain Lot No. 4, described in a certain deed of partition signed, sealed and executed by an between heirs of August Raymond, on the 6th day of November, A.D., 1884, and recorded in Volume 33, pages 27 and 37, inclusive, on the 8th day of November, A.D., 1884, which said lot is more particularly described as follows, to-wit: Commencing on the S. boundary of the Raymond estate at the S.E. corner of Lot No. 3 (which Lot No. 3 was set aside and deeded to Alexander Raymond); thence S. 89° 48' E. on said S. boundary 17.35 chains; thence N. 62.46 chains to the N. boundary of said estate; thence W. 80 links to the re-entrant corner of said estate; thence N. 0° 15' E. 1.00 chains to the S.E. corner of Lot One (1) in said deed of partition; thence W. on the S. boundary of said Lot No. 1 (which Lot No. 1 was set aside and deeded to Caroline Provost) 16.55 chains to the N.E. corner of said Lot No. 3; thence S. 63.41 chains to the place of beginning, containing 109.95 acres, more or less. All of which is in the estate of the late August Raymond in T. 4 S. R. 2W. in Marion County, Oregon, and which was conveyed to Frank Raymond (one of the heirs of said late August Raymond) on the day above named and recorded, as aforesaid, in Marion County Record of Deeds, Volume 33, folios 27 to 37, inclusive, on November 8th, 1884.

NOV 16 1984

28329

REEL PAGE  
362 1520

1001 1002 30-4-yr

PARCEL 5

Beginning at the Northeast corner of the C. Lambert Donation Land Claim No. 63 in Township 4 South Range 2 West of the Willamette Meridian in Marion County, Oregon; thence S. 0° 15' W. along the east line of said claim 25.050 chains to the North side of a County road; thence S. 89° 51' W. along the North side of said County road 7.574 chains; thence N. 7° 01' E. 6.361 chains; thence N. 16° 24' E. 3.601 chains; thence N. 36° 29' E. 4.350 chains; thence N. 49° 04' E. 3.937 chains to a point which is 20.00 feet West of the East line of said claim; thence N. 0° 15' E. parallel with the East line of said claim 9.234 chains to the North line of said claim; thence S. 89° 39' E. 20.00 feet to the place of beginning and containing 9.25 acres of land.

SAVE AND EXCEPT

Beginning at a point that is 1,459.95 feet South 0° 15' West and 20.00 feet North 89° 45' West from the North-east corner of the C. Lambert DLC No. 94 in Township 4 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 0° 15' West 207.01 feet to a point on the Northerly right-of-way boundary of County Road No. 408; thence North 83° 30' West along said right-of-way 11.30 feet to an iron pipe; thence Westerly along the arc of a 2,894.79 foot radius curve to the left, the chord of which bears North 85° 29' West, a distance of 208.57 feet to an iron pipe; thence North 0° 01' East 190.49 feet; thence South 89° 45' East 220.00 feet to the point of beginning.

PARCEL 6

Lots, 3, 4, 5, and 6, Block 44, ST. PAUL, in Marion County, Oregon.

NOV 16 1984

STATE OF OREGON

County of Marion

I hereby certify that the within was received and duly recorded by me in Marion County records:

28329

NOV 16 3 00 PM '84

ALAN H. DAVIDSON  
MARION COUNTY CLERK

BY [Signature]

Reel 362 Page 1516

21

BARGAIN AND SALE DEED

DONALD J. DAVIDSON and DORIS A. DAVIDSON, hereinafter called Grantor, does hereby bargain and sell unto DAVIDSON FAMILY LIMITED PARTNERSHIP, an Oregon limited partnership, hereinafter called Grantee, and unto Grantee's successors and assigns all of that certain real property, which is described below, together with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

This deed is executed and delivered unto Grantee's limited partnership as a contribution to the capital of such partnership and no monetary consideration has been paid to Grantor.

The real property is situated in the county of Marion, state of Oregon, and is described as follows, to wit:

See Exhibit A

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

In construing this deed the singular includes the plural as the circumstances may require.

WITNESS Grantor's hand this 25 day of September, 1995.

Donald J. Davidson  
Donald J. Davidson

Doris A. Davidson  
Doris A. Davidson

MAIL TAX STATEMENTS TO:  
No Change

AFTER RECORDING RETURN TO:  
Daniel A. Ritter, P.C.  
530 Center Street NE, Suite 700  
Salem, OR 97301-3740

OCT 25 1995

STATE OF OREGON )  
County of Marion ) ss.

On this 25 day of Sept, 1995, personally appeared before me the above named DONALD J. DAVIDSON and DORIS A. DAVIDSON and acknowledged the foregoing instrument to be their voluntary act and deed.



*Daniel A Ritter*  
Notary Public for Oregon  
My Commission Expires: Aug 8, 1998

EXHIBIT A

PARCEL 1

Beginning at the Northeast corner of Claim No. 64 of Louis Bergevin and wife in the County of Marion, State of Oregon; said Northeast corner being the Northeast corner of Lot No. 1 of that certain decree of the Circuit Court of the State of Oregon, Marion County, entered in Book No. 6 of the records of said Court, Pages 342 to 348, and recorded in Books of Deed No. 24, on Page 32; thence South 1591.92 feet, more or less, along the East line of said Lot and of Lot 2 of said decree to the Southeast corner of said Lot 2; thence West 11480.58 feet to the Willamette River; thence North 40° 43' East 269.78 feet down said river; thence North 13° 16' West 134.3 feet down said river; thence North 19° 21' West 273.50 feet down said river; thence North 40° 45' West 115.60 feet; thence North 24° 01' West 55.42 feet downstream to the point of intersection with the Westerly line of the above mentioned Lot No. 2; thence North 6° 15' West 188.10 feet along the Westerly line of said Lot 2 and of Lot 1 to the Northwest corner of said Lot 1; thence South 85° 04' East 270.78 feet along a Northerly line of said Lot 1 to an iron rod at an angle corner on said Northerly line; thence North 70° 41' East 272.58 feet to an iron pipe at an angle on the Northerly line of said Lot 1; thence North 35° 04' East 789.36 feet to an iron pipe at the most Northerly Northwest corner of said Lot 1; thence Easterly 10917.72 feet, more or less, along the Northerly line of said Lot 1 to the place of beginning.

SAVE AND EXCEPT

Beginning at the intersection of the Westerly right-of-way line of Market Road No. 36 and the South line of the Cecil Bertrand Donation Land Claim in Section 31, Township 4 South, Range 2 West of the Willamette Meridian, Marion County, Oregon and said point being 2526.48 feet North 89° 44' East from the Southwest corner of said Cecil Bertrand Donation Land Claim; thence South 89° 44' West 415.00 feet; thence South 545.00 feet; thence North 89° 44' East, parallel to the South line of said Cecil Bertrand Donation Land Claim 386.44 feet to a point on the Westerly right-of-way line of said Market Road No. 36; thence North 3° 00' East along the Westerly line thereof 545.75 feet to the point of beginning and containing 5.00 acres of land, more or less;

SAVE AND EXCEPT public roads.

PARCEL 2

Beginning at a point on the range line between Ranges 2 and 3 West of Township 4 South, 6.31 chains South of the corner to Sections 30, 31, 25 and 36, and running thence North 89 3/4° West 50.52 chains to a stake in the Southwest corner of the tract, from which stake a fir tree 44 inches in diameter bears South 78 1/4° West 227 links distant; thence North 14 1/4° East 20.77 chains; thence South 89 3/4° East 66.85 chains; thence South 8° West 20.30 chains to a point 50 links North of the North boundary of Donation Land Claim No. 64; thence North 89 3/4° West 18.57 chains to the place of beginning.

PARCEL 3

Beginning at a  $\frac{1}{2}$  inch iron pipe which is South  $2^{\circ} 03' 52''$  West 1308.03 feet and South  $89^{\circ} 29' 19''$  East 2060.77 feet from the Northwest corner of Michael Coyle Donation Land Claim No. 65, Township 4 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said  $\frac{1}{2}$  inch iron pipe also being on the line described in that Quitclaim Deed from C.V. Smidt and Nora Smidt to C.H. and Nora M. Coyle, recorded in Volume 614, Page 001, Marion County Records of Deeds; thence North  $11^{\circ} 46' 01''$  East 314.09 feet to a  $\frac{1}{2}$  inch iron pipe; thence North  $29^{\circ} 46' 11''$  East 401.06 feet to a  $\frac{1}{2}$  inch iron pipe; thence South  $89^{\circ} 23' 29''$  East 3506.41 feet to a  $\frac{1}{2}$  inch iron pipe; thence South  $87^{\circ} 13' 31''$  East 308.17 feet to a  $\frac{1}{2}$  inch iron pipe; thence South  $13^{\circ} 02' 22''$  East 312.48 feet to a  $\frac{1}{2}$  inch iron pipe; thence South  $8^{\circ} 46' 04''$  West 186.98 feet to a  $\frac{1}{2}$  inch iron pipe; thence South  $24^{\circ} 18' 09''$  West 175.24 feet to a  $\frac{1}{2}$  inch iron pipe on the North line of a tract of land as conveyed to Davidson Farms, Inc. described in that deed recorded in Reel 29, Page 210, Marion County Record of Deeds; thence North  $89^{\circ} 14' 22''$  West 2803.55 feet along said line to a 2 inch iron pipe at the Northwest corner of said tract; thence North  $89^{\circ} 29' 19''$  West 1315.75 feet to the place of beginning and containing 61.68 acres of land, more or less.

TOGETHER WITH an easement for roadway purposes extending from the Northwest corner of the above described premises easterly and over and along the present farm roadway of the grantor to the Salem-St. Paul Road in Marion County, Oregon, being the highway between Salem and St. Paul, Oregon. It is understood that the grantor and the successors in interest of the grantor may relocate such roadway and, in such event, this easement shall attach to and be a part of such relocated roadway. This easement is subject to the grantee and its successors in interest, paying one-fourth of the joint ordinary maintenance of the roadway, and the grantor and her successors in interest paying three-fourths of the ordinary maintenance of roadway, and each of the parties or their successors in interest, repair any damage to the roadway occasioned by their respective use thereof in excess of the ordinary use of the roadway.

This easement and the obligation to maintain runs with the land.

PARCEL 4

All of that certain Lot No. 4, described in a certain deed of partition signed, sealed and executed by an between heirs of August Raymond, on the 6th day of November, A.D., 1884, and recorded in Volume 33, pages 27 and 37, inclusive, on the 8th day of November, A.D., 1884, which said lot is more particularly described as follows, to-wit: Commencing on the S. boundary of the Raymond estate at the S.E. corner of Lot No. 3 (which Lot No. 3 was set aside and deeded to Alexander Raymond); thence S.  $89^{\circ} 48' E.$  on said S. boundary 17.35 chains; thence N. 62.46 chains to the N. boundary of said estate; thence W. 80 links to the re-entrant corner of said estate; thence N.  $0^{\circ} 15' E.$  1.00 chains to the S.E. corner of Lot One (1) in said deed of partition; thence W. on the S. boundary of said Lot No. 1 (which Lot No. 1 was set aside and deeded to Caroline Provost) 16.55 chains to the N.E. corner of said Lot No. 3; thence S. 63.41 chains to the place of beginning, containing 109.95 acres, more or less. All of which is in the estate of the late August Raymond in T. 4 S. R. 2W. in Marion County, Oregon, and which was conveyed to Frank Raymond (one of the heirs of said late August Raymond) on the day above named and recorded, as aforesaid, in Marion County Record of Deeds, Volume 33, folios 27 to 37, inclusive, on November 8th, 1884.

OCT 25 1896



PARCEL 5

Beginning at the Northeast corner of the C. Lambert Donation Land Claim No. 63 in Township 4 South Range 2 West of the Willamette Meridian in Marion County, Oregon; thence S. 0° 15' W. along the east line of said claim 25.050 chains to the North side of a County road; thence S. 89° 51' W. along the North side of said County road 7.574 chains; thence N. 7° 01' E. 6.361 chains; thence N. 16° 24' E. 3.601 chains; thence N. 36° 29' E. 4.350 chains; thence N. 49° 04' E. 3.937 chains to a point which is 20.00 feet West of the East line of said claim; thence N. 0° 15' E. parallel with the East line of said claim 9.234 chains to the North line of said claim; thence S. 89° 39' E. 20.00 feet to the place of beginning and containing 9.25 acres of land.

SAVE AND EXCEPT

Beginning at a point that is 1,459.95 feet South 0° 15' West and 20.00 feet North 89° 45' West from the North-east corner of the C. Lambert DLC No. 94 in Township 4 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 0° 15' West 207.01 feet to a point on the Northerly right-of-way boundary of County Road No. 408; thence North 83° 30' West along said right-of-way 11.30 feet to an iron pipe; thence Westerly along the arc of a 2,894.79 foot radius curve to the left, the chord of which bears North 85° 29' West, a distance of 208.57 feet to an iron pipe; thence North 0° 01' East 190.49 feet; thence South 89° 45' East 220.00 feet to the point of beginning.

PARCEL 6

Lots 3, 4, 5, and 6, Block 44, ST. PAUL, in Marion County, Oregon.

REEL:1269

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October 25, 1995 , 04:35P

CONTROL #: 1269307

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$55.00

ALAN H DAVIDSON  
COUNTY CLERK