



**Oregon
Farm & Home**

★ B R O K E R S ★

595 N FIR VILLA

DALLAS, OR

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

This exceptional offering includes 149.82± total acres across four parcels, with approximately 136± tillable acres of productive Salkum Silty Clay Loam and Dupee Silt Loam soils, currently in cherry orchard with trees being removed. The land is zoned Exclusive Farm Use (EFU) and is improved with manual gates, perimeter barbed-wire fencing, and gravel roads.

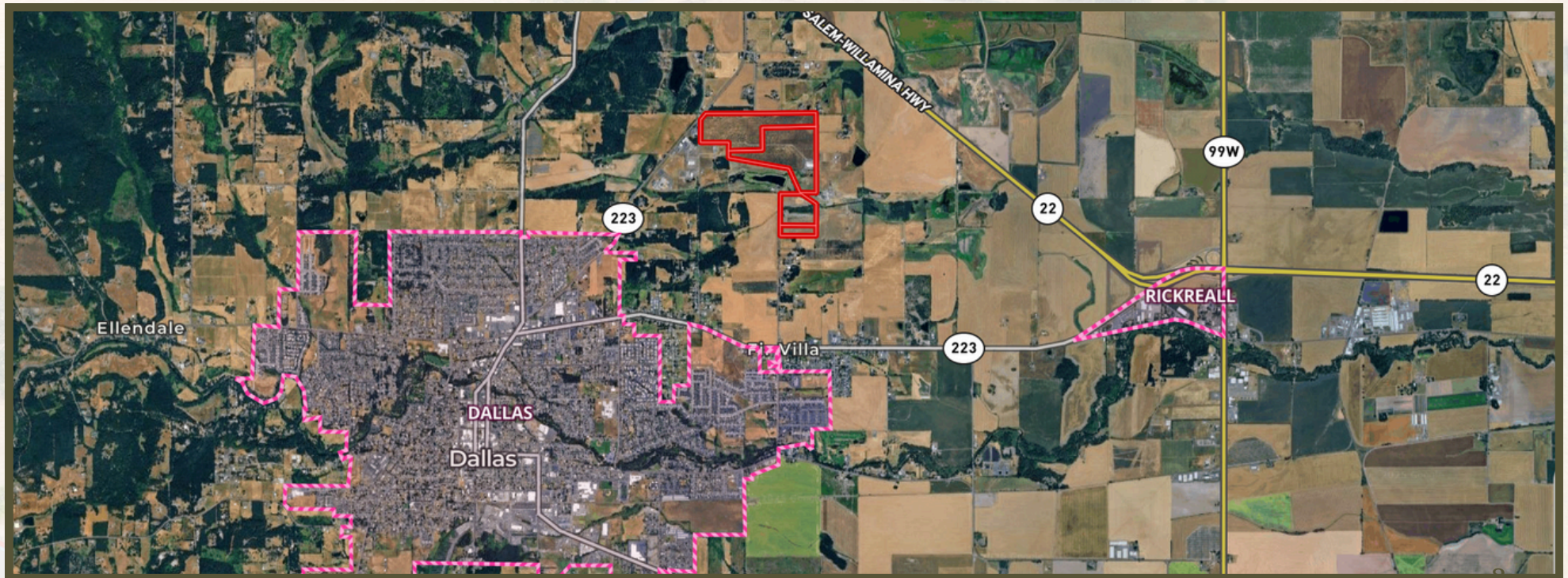
A comfortable 2,000± sq. ft. residence complements the property, featuring 4 bedrooms, 2 bathrooms, a gated asphalt driveway, sunroom area, extra storage rooms, a wood-burning fireplace, and central vacuum system.

In addition, a well-designed 24,000± sq. ft. processing facility provides outstanding infrastructure with metal clear-span construction, concrete floors, 3-phase power, 220V outlets, hot and cold water service from the Perrydale Water District, compressed air quick-disconnect fittings, liquid nitrogen dispensing ports, and floor drainage grates throughout. The facility also offers a staging area, air lock truck bays with roll-up doors, a receiving door, an automatic roll-up door to the main facility, and interior improvements including two offices, a break room, lockers, bathrooms, sinks, cabinets, and a storage room. Together, these components create a rare and versatile opportunity for agricultural, processing, and residential use in a highly functional and desirable setting.

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

LOCATION

Situated just outside of Dallas and minutes from Hwy 22, this property offers an ideal balance of privacy and accessibility. Its location provides quick connections to Salem and the greater Willamette Valley while also offering an easy route to the Oregon Coast. Being positioned in the heart of Oregon's agricultural region makes it especially attractive for farming, vineyard development, and agribusiness ventures, while the surrounding scenery and rural character provide a peaceful lifestyle setting. The combination of strong agricultural potential, convenient transportation access, and proximity to both urban amenities and recreational destinations makes this a truly strategic and desirable location.



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OPPORTUNITY

This property offers significant potential for both agricultural production and value-added operations. With nearly 150 acres of farmland, including 136± tillable acres of quality soils, it provides a solid foundation for farming, orchard development, or specialty crops. The existing home and supporting infrastructure make it suitable for both residential and working farm use, giving a buyer the flexibility to tailor the property to their vision. Its location near Hwy 22 and Dallas further enhances its appeal, with convenient access to Salem, the Willamette Valley, and the Oregon Coast.

The true opportunity, however, lies in the 24,000± sq. ft. processing facility, which is purpose-built and exceptionally well equipped. With 3-phase power, liquid nitrogen ports, compressed air fittings, and drainage systems in place, the facility is designed to support large-scale agricultural processing, food production, or other specialized industrial uses. Air lock truck bays, staging areas, offices, break rooms, and storage space make it turnkey for operations that require both efficiency and compliance. This unique combination of fertile farmland and a fully developed processing plant positions the property as a rare find with the capacity to support diverse business models and long-term growth.



LAND



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LAND

149.82 +/- Total Acres

- Parcel ID 158608
- Parcel ID 158637
- Parcel ID 159689
- Parcel ID 159746

136 +/- Tillable Acres

Zoned Exclusive Farm Use

Manual Gates

Perimeter Fencing with Barb Wire

Gravel Roads

Cherry Orchard

- Seller Is In the Process of Removing Some of Trees, Seller Plans to have completed by close of escrow

Non-Irrigated

Salkum Silty Clay Loam and Dupee Silt Loam Soils

HOME

2,000 +/- SqFt

- 4 Bedrooms
- 2 Bathrooms
- Single Level
- Gated
- Asphalt Driveway
- Sunroom Area
- Extra Storage Rooms
- Wood Burning Fireplace
- Central Vac
- Home is Farm Worker Occupied



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STRUCTURES

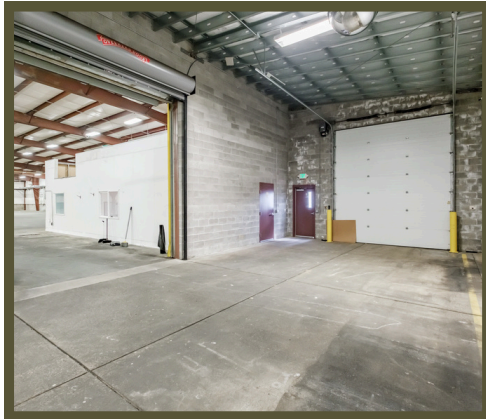
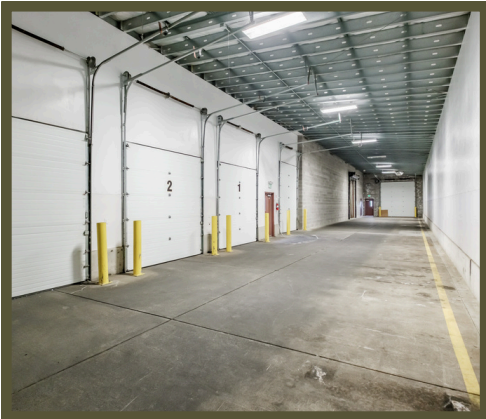
Processing Facility

- **24,000 +/- SqFt**
 - **Concrete Floor**
 - **Metal Clear Span Construction**
 - **220V Outlets Hanging from Ceiling and On Walls**
 - **3 Phase Throughout**
 - **Hot and Cold Water**
 - **From Perrydale Water District**
 - **Compressed Air Quick - Disconnect Fittings**
 - **Liquid Nitrogen Gas Dispensing Station Ports**
 - **Floor Drainage Grates Throughout**
 - **Staging Area**
 - **3 - Air Lock Truck Bays with Roll Up Doors**
 - **1 - Receiving Roll Up Door**
 - **1 - Automatic Roll Up Door to Main Facility**
 - **Office Area**
 - **2 Rooms**
 - **Break Room**
 - **Lockers, 2 Bathrooms, Sinks and Cabinet Spaces**
 - **Storage Room**

STRUCTURES

3 Bay Machine Shed

- 4,500 +/- SqFt
- Gravel Floor



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SYSTEMS

Perrydale Water District

Septic System

- Front Yard

Nitrogen Gas Above Ground Tank

SELLER PREFERRED TERMS

OREF FORMS

5 Business Days Response Time Required for Offers

Personal Property Included: Any Property Left on Site at Close of Escrow

Seller Name: Bath Oregon Holdings Inc

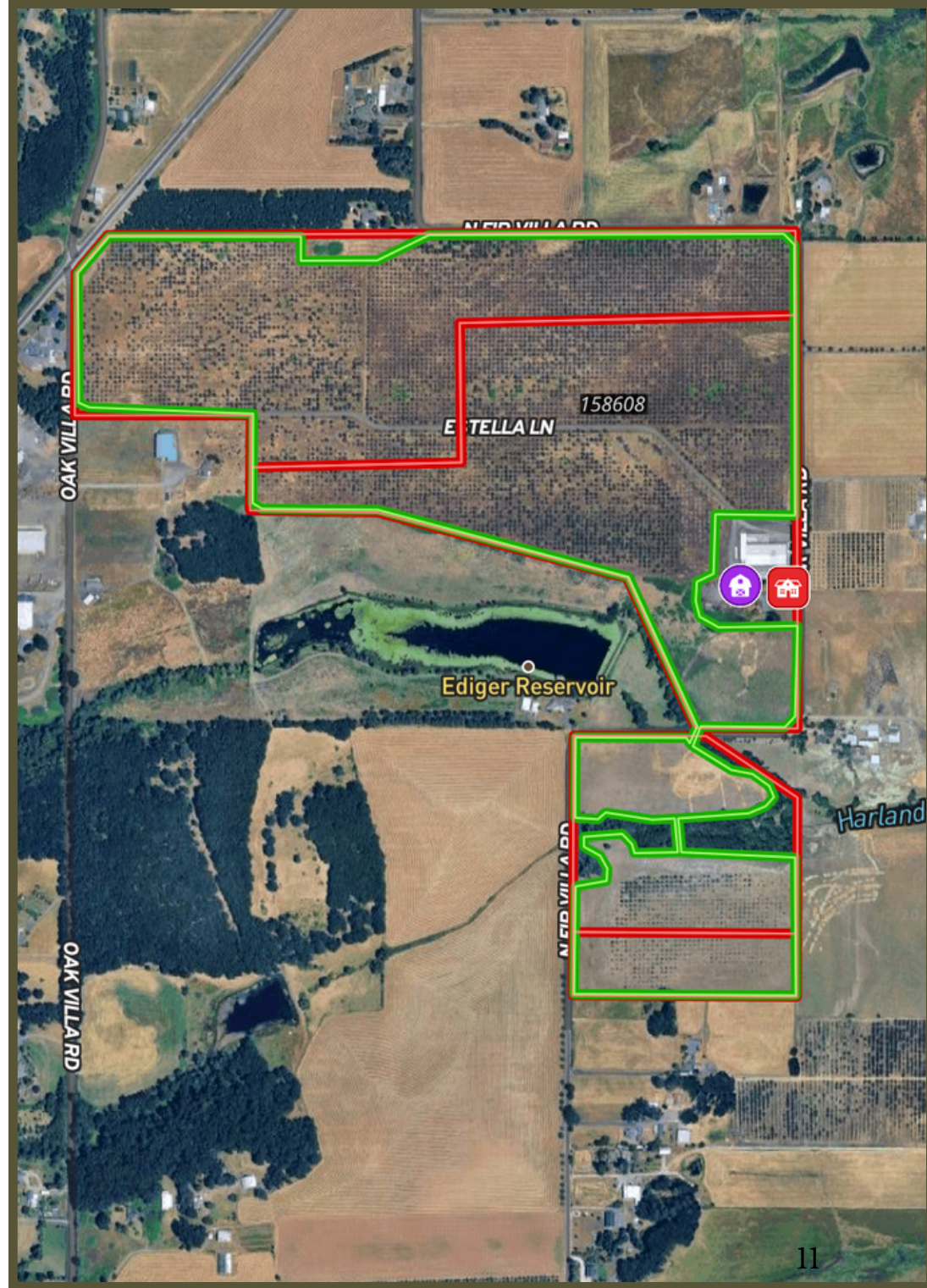
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

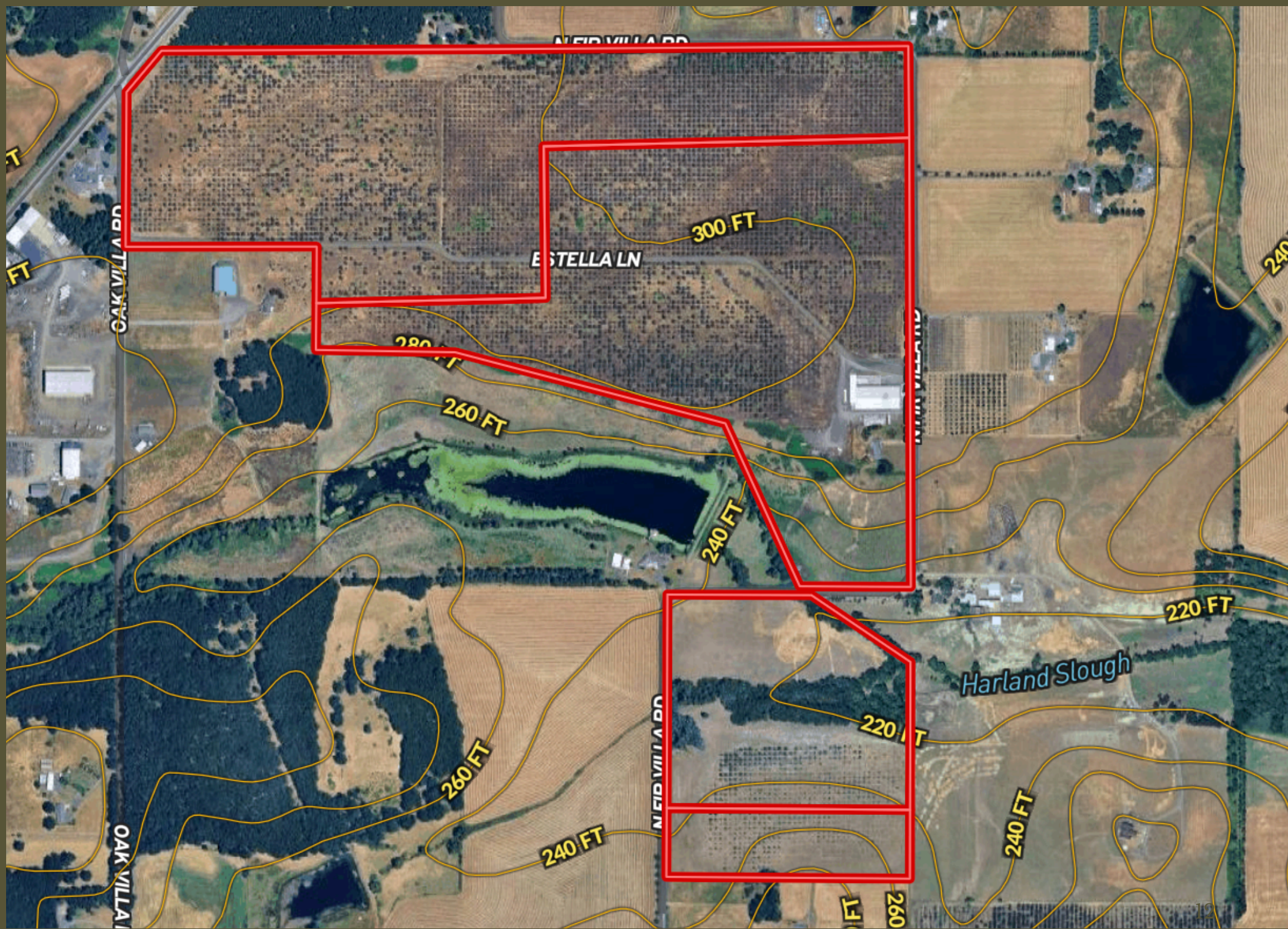
- PROPERTY BOUNDARIES
- TOPOGRAPHIC



SCAN HERE
FOR
INTERACTIVE
MAP!



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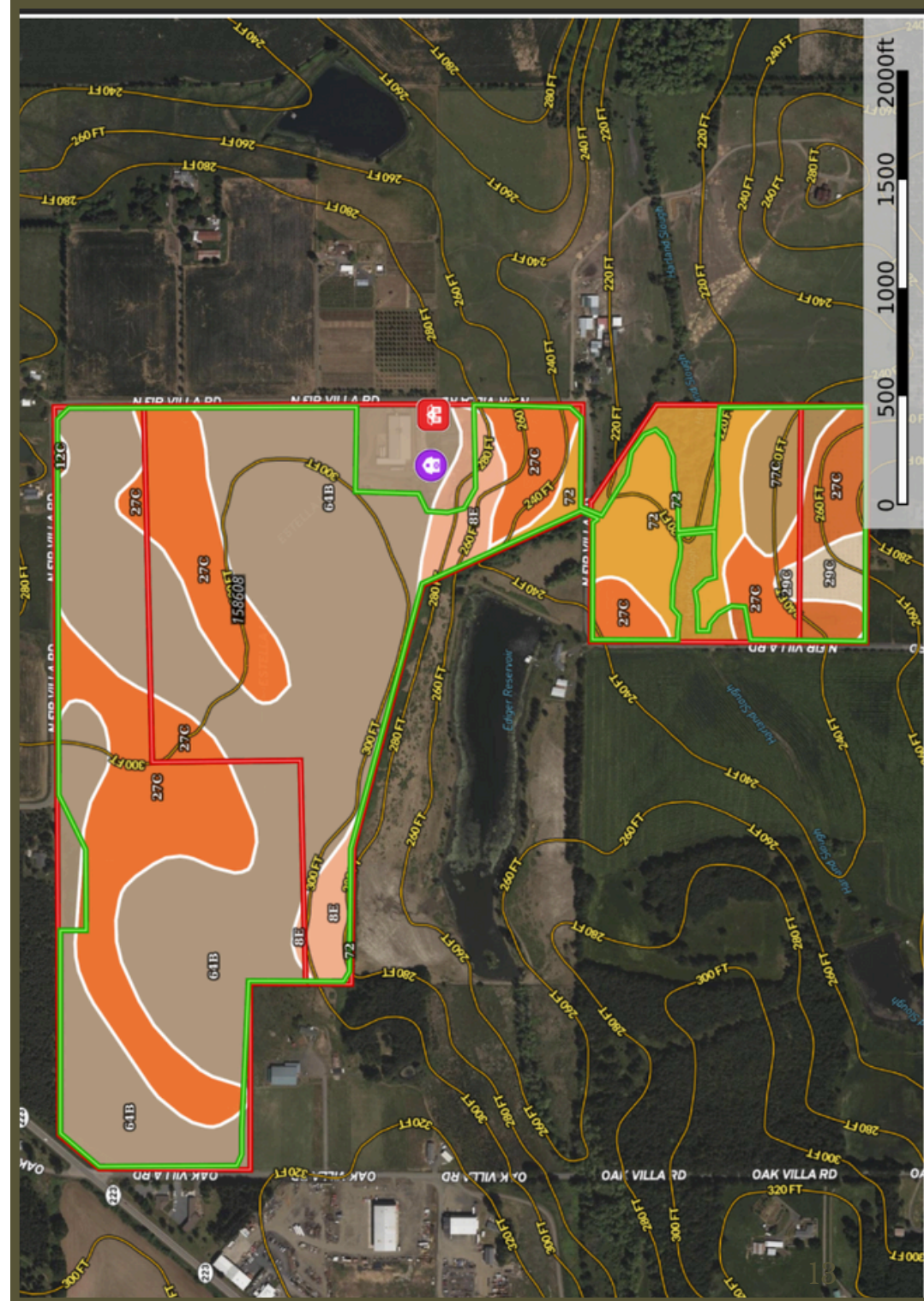
SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- SALKUM SILTY CLAY
- DUPEE SILT

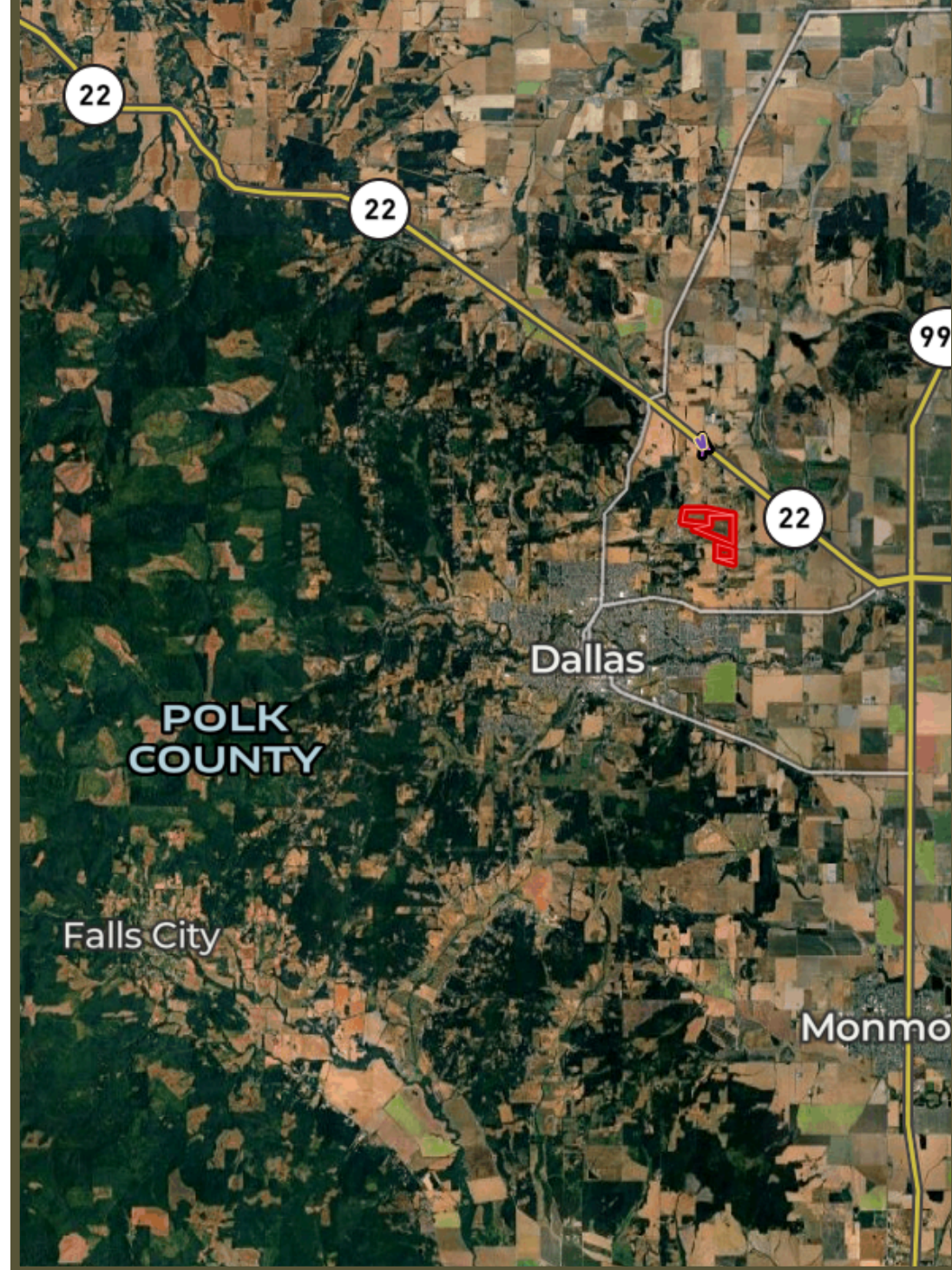
SOIL CODE	SOIL DESCRIPTION
64B	Salkum silty clay loam, 2 to 6 percent slopes
27C	Dupee silt loam, 3 to 12 percent slopes
72	Waldo silty clay loam
8E	Bellpine silty clay loam, 20 to 30 percent slopes
77C	Woodburn silt loam, 3 to 12 percent slopes
29C	Hazelair silt loam, 3 to 12 percent slopes
12C	Briedwell silt loam, 3 to 12 percent slopes



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COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*





Fidelity National Title®

Polk County Property Profile Information

Parcel #: **158608**

Tax Lot: **752200 1900**

Owner: Bath Oregon Holdings Inc

CoOwner:

Site: **595 North Fir Villa Rd**
Dallas OR 97338

Mail: 9358 Guide Meridian Rd
Lynden WA 98264

Land Use: 333 Industrial Improved State Resp

Std Land Use: 9212 - State Owned

Legal:

Twtnshp/Range/Sec: 07S / 05W / 22

ASSESSMENT & TAX INFORMATION

Market Land: **\$489,700.00**
Market Impr: **\$530,320.00**
Market Total: **\$1,020,020.00**
Exemption:
Taxes: **\$7,209.17**
Levy Code: 204
Levy Rate: 12.2314
Assessed Total: **\$602,161.00**

SALE & LOAN INFORMATION

Sale Date: 03/22/2024
Sale Amount: \$8,300,000.00
Document #: 2024-5376
Deed Type: Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

PROPERTY CHARACTERISTICS

Lot Size Ac: 61.20 Acres
Lot Size SF: 2,665,872 SqFt
Pool:
Neighborhood:
School District: 2 Dallas
Primary School: Lyle Elementary School
Middle School: Lacreole Middle School
High School: Dallas High School
Lot:
Block:
Plat/Subdiv:
Zoning: County-EFU
Census: 2015 - 020202
Watershed: Rickreall Creek-Willamette River
Latitude: 44.944456
Longitude: -123.279779

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

IMPROVEMENT 68178

ParcelID: 158608

Improvement Desc: 640 - COMMERCIAL
Food Processing

Value: \$424,510.00

Year Built: 0

Total SqFt: 0

Bedrooms: 0

Eff Year Built: 0

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

Fireplace: 0

Basement Unfin 0

Attic Unfin SqFt: 0

Ext. Wall:

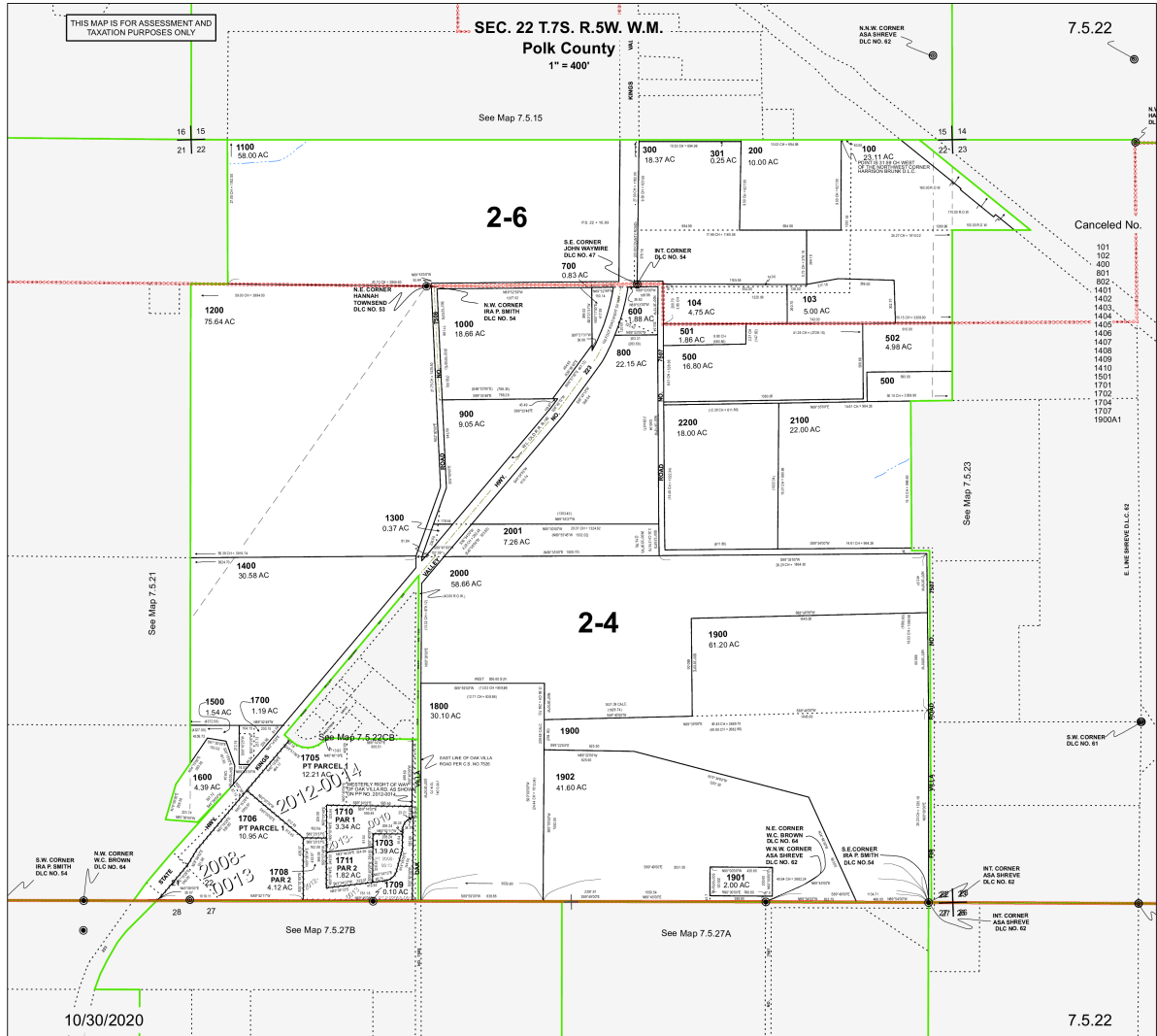
SqFt:

Foundation:



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Full Assessor Map



Fidelity National Title

Parcel ID: 158608

Site Address: 595 North Fir Villa Rd

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Aerial Map



Fidelity National Title

Parcel ID: 158608

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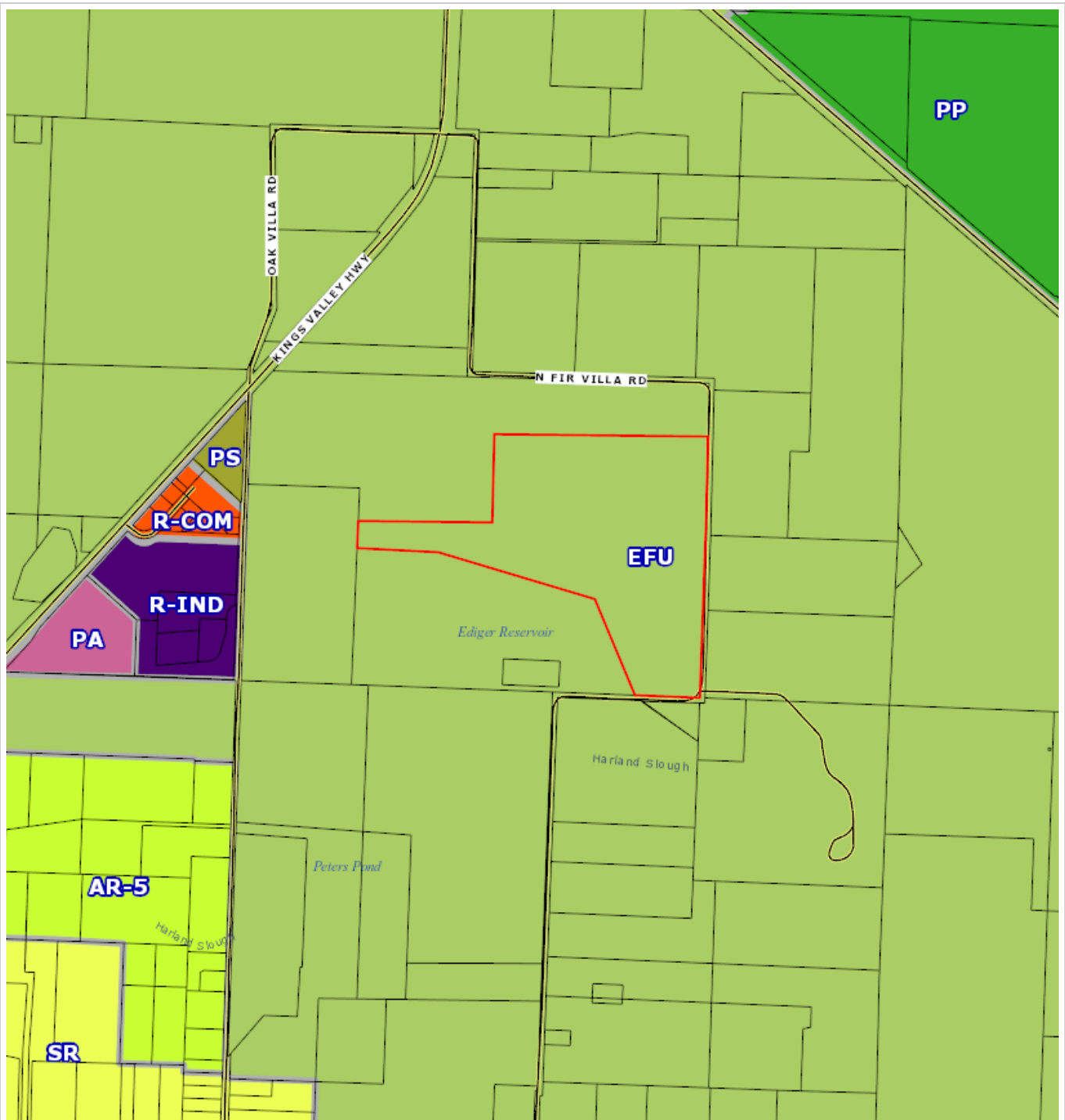
The map displays the City of Dallas and its surrounding areas, highlighting flood hazard zones. Key features include:

- Major Roads:** I-75, I-435, I-10, and various local roads like Beck Rd, Van Well Rd, and others.
- Water Bodies:** Numerous reservoirs (e.g., Salt Creek, Swearingen Reservoir, Martin Reservoir) and creeks (e.g., Salt Creek, West Branch Ash Swale, Ash Swale).
- Flood Hazard Zones:**
 - Zone X (Yellow):** Minimal flood hazard above 500 yr level.
 - Zone AE (Orange):** Base floodplain where base flood elevations exist 1% Annual Chance.
 - Zone A (Green):** Base floodplain mapped by approximate methods; Base Flood Elevations are not determined. Referred to as A Zone or Approx A Zone. Part of Fringe Area- 1% Annual Chance.
- City Limits:** Indicated by a red outline.



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Zoning Map



Fidelity National Title

Parcel ID: 158608

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Polk County
2025 Real Property Assessment Report
Account 158608
NOT OFFICIAL VALUE

Map 07522-00-01900

Code - Tax ID 0204 - 158608

Tax Status Assessable

Account Status Active

Subtype NORMAL

Legal Descr See Record

Mailing BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Deed Reference # 2024-5376

Sales Date/Price 03-22-2024 / \$8,300,000

Appraiser QUIRING, REBEKAH

Property Class 333 MA SA NH

RMV Class 333 06 24 000

Site	Situs Address	City
1	595 NORTH FIR VILLA RD	DALLAS

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0204	Land	489,700		Land	0
	Impr	508,270		Impr	0
Code Area Total		997,970	747,110	580,111	0
Grand Total		997,970	747,110	580,111	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0204	1	<input checked="" type="checkbox"/>		EFU	Farm Site	100	1.00 AC	B1	006*	12,500
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	0.70 AC	B4	006*	4,200
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	52.70 AC	H3	006*	395,250
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	5.30 AC	H4	006*	26,500
	0	<input checked="" type="checkbox"/>		EFU	Market	100	1.50 AC	H3	004	11,250
					OSD - GOOD - SA	100				40,000
Code Area Total							61.20 AC			489,700

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0204	7	0	640	Food Processing	100	10			508,270
Code Area Total						10			508,270

Exemptions / Special Assessments / Notations										
Notations										
■ FARM POT'L ADD'L TAX LIABILITY										
■ CHANGES TO VALUATION JUDGMENT 308.242(2) ADDED 2005										
■ RPR (STATE RESPONSIBILITY) ADDED 2010										
■ FARM DEFERRAL ADDED 2000										
Deferral #90012										

Contig Accts 158637, 159689, 159746

PP Accounts 0204 - 62417, 573490

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

28-Jul-2025

BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Tax Account #	158608	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address	595 NORTH FIR VILLA RD DALLAS OR 97338	Interest To	Jul 28, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,209.17	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,906.08	Nov 15, 2023
2023	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	Dec 6, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,724.54	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,084.80	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,884.78	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,729.15	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,591.64	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,321.32	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,167.90	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,162.95	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,945.54	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,783.69	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,896.27	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,059.49	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,812.98	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,906.44	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,637.45	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,744.04	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,732.20	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,950.16	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,506.61	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,422.73	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,330.27	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,269.50	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,130.12	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,375.02	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,121.83	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,142.15	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,235.10	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,197.25	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,403.84	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,696.32	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,765.58	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,934.06	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,450.89	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,104.75	Nov 15, 1989

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

28-Jul-2025

BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Tax Account #	158608	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address	595 NORTH FIR VILLA RD DALLAS OR 97338	Interest To	Jul 28, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,127.33	Nov 15, 1988
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company
200 SW Market Street, Suite 250
Portland OR 97201

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005376

07/18/2024 02:18:02 PM

REC-COR Cnt=1 Stn=5 O. DUTY
\$60.00 \$11.00 \$10.00 \$60.00 \$5.00

\$146.00

This instrument is being Re-Recorded at the request of First American Title Insurance Company to correct typographical errors in the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on July 17, 2024 as Fee No. 2024-005325.

The corrections are at:

Page 5 – deleting the last paragraph from Tract B; and

Page 8 – deleting duplicate text in last paragraph.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005325

07/17/2024 08:37:02 AM

REC-COR Cnt=1 Stn=5 O. DUTY
\$55.00 \$11.00 \$10.00 \$60.00 \$5.00

\$141.00

RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company
200 SW Market Street, Suite 250
Portland OR 97201

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

This instrument is being Re-Recorded at the request of First American Title Insurance Company to add a paragraph to the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on March 37, 2024 as Fee No. 2024-002113. The attachment evidencing correction is at page 7.

After recording, return to:

Bath Holdings Corporation
Attn: Suki Bath
9358 Guide Meridian Road
Lynden, WA 98264

Until a change is requested, send all tax statements to:

Bath Holdings Corporation
Attn: Suki Bath
9358 Guide Meridian Road
Lynden, WA 98264

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-002113

03/27/2024 02:24:02 PM

REC-BS Cnt=1 Stn=5 O. DUTY
\$45.00 \$11.00 \$10.00 \$60.00 \$5.00

\$131.00

BARGAIN & SALE DEED

FOR VALUABLE CONSIDERATION, Meduri Farms, Inc., an Oregon corporation, and Estella L.L.C., an Oregon limited liability company, Grantors, convey to Bath Oregon Holdings, Inc., Grantee, all of Grantors' right, title and interest in and to that certain real property located in Polk and Linn Counties, Oregon, and more particularly described on Exhibit A attached hereto.

The true consideration for this conveyance is \$8,300,000.

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

Dated this 22 day of March, 2024, to be effective March 27, 2024.

GRANTOR:

Meduri Farms, Inc.

By: 

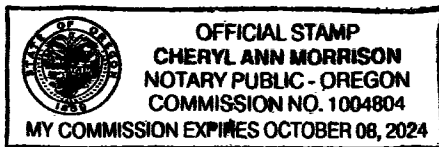
Name: Joseph J. Meduri

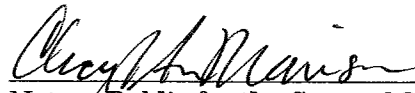
Title: ~~President~~ CHAIRMAN

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22nd, 2024, by Joseph J. Meduri, ~~President~~ CHAIRMAN of Meduri Farms, Inc.




Notary Public for the State of Oregon
My Commission Expires: 10/8/2024

GRANTOR:

Estella L.L.C.

By: 

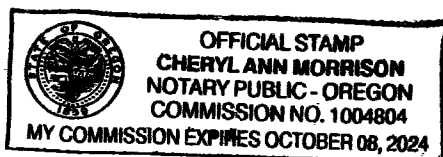
Name: Joseph J. Meduri

Title: Member

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22nd, 2024, by Joseph J. Meduri, Member of Estella L.L.C.



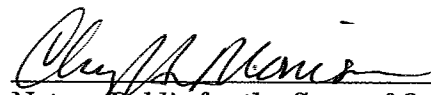

Notary Public for the State of Oregon
My Commission Expires: 10/8/2024

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Polk and Linn, State of Oregon, and is described as follows:

PARCEL I:

A tract of land situated in the Northwest quarter of Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the Donation Land Claim of Nelson Johnson and wife, Claim Number 46, Notification No. 1978, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, State of Oregon; and running thence East 20.0 chains; thence North 15.0 chains; thence West 20.0 chains; and thence South 15.0 chains to the place of beginning.

SAVE AND EXCEPT Parcel I of Partition Plat No. 1994-0007 in the Northwest Quarter of Section 15, Township 7 South, Range 5 West of the Willamette Meridian, in Polk County, Oregon.

ALSO SAVE AND EXCEPT that portion lying within the County Road.

PARCEL II:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of John Waymire and wife Notification No. 1935, Claim No. 47, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as beginning at the Northeast corner of said Donation Land Claim and running thence West 1292 feet; thence South 1027 feet to an iron pipe; thence East 1292 feet; thence North 1027 feet to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL III:

TRACT A:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

The Northerly sixty-two acres off of the following:

Beginning at the Northeast corner of the John Waymire Donation Land Claim No. 47 in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, thence South 1225 feet; thence South 21° 35' West 205- 1/2 feet; thence South 2065.6 feet; thence North 89°41' West 1137 feet; thence North 3446.4 feet; thence South 89°56' East 1262.7 feet to the place of beginning.

EXCEPTING 21 acres heretofore deeded to Elizabeth Peters.

ALSO EXCEPTING that portion of the above deeded to Helena G. Hiebenthal and Joe Hiebenthal by deed recorded in Volume 99 at Page 237, Deed Records for Polk County, Oregon.

SAVE AND EXCEPT that portion lying within the County Road.

EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.

TRACT B:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point North 89°56' West 19.12 chains and South 44.76 chains from the Northeast corner of the John Waymire and Wife Donation Land Claim Notification No. 1935, in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon said point being the Northwest corner of lands now owned by 1st parties; thence South 9.00 chains thence South 89°41' East 17.23 chains; thence North 9.00 chains; thence North 89°41' West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

~~ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.~~

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South $89^{\circ}56'$ West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South $89^{\circ}41'$ East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South $88^{\circ}40'$ West 40.45 chains to an iron pipe; thence North $0^{\circ}28'$ West 3.85 chains to an

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South 89°56' West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South 89°41' East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South 88° 40' West 40.45 chains to an iron pipe; thence North 0° 28' West 3.85 chains to an

iron pipe at the Northeast corner of a tract of land conveyed to Henry R. Kliever and Augusta L. Kliever, husband and wife by deed recorded in Volume 179, Page 454, Deed Records for Polk County, Oregon; thence South 89° 59' West 13.03 chains to an iron pipe on the East boundary of the County Road; thence North 0° 26' East 13.32 chains to an iron pipe on the East boundary of the County Road; thence North 89° 47' East 2.38 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence North 36° 54' East 4.28 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence East 20.07 chains to the West boundary of a County Road; thence South 0° 33' East 3.33 chains to an iron pipe at the angle of the County Road; thence North 89° 35' East 28.25 chains to a railroad spike at the angle of the road; thence South 0° 38' East 16.525 chains to the place of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Volume 179, Page 527, Deed Records for Polk County, Oregon.

ALSO SAVE AND EXCEPT the following described portion of the above described property:

Beginning at an iron pipe on the West line of the County Road Number 757, said iron pipe being North 20.22 chains, North 0° 38' West 16.525 chains, South 89° 35' West 28.25 chains from the Southeast corner of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22, Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon; thence North 0° 35' 30" West 219.78 feet; thence North 89° 55' 45" West 1302.02 feet to the East line of State Highway No. 223; thence South 40° 08' West along the East line of said Highway a distance of 303.82 feet; thence North 89° 35' East 1500.16 feet to the point of beginning.

PARCEL VI:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the Donation Land Claim of Ira P. Smith and wife Notification No. 1961, Claim No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; and running thence West 40.64 chains; thence North 19.81 chains; ~~thence North 89° 30'~~ thence North 89° 30' East 40.65 chains; thence South 20.23 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises conveyed to Bertha Charles, by deed recorded in Volume 207, Page 389, Deed Records for Polk County, Oregon.

FURTHER SAVE AND EXCEPT that portion of the above described tracts of land lying within the boundaries of public roads and highways.

PARCEL VII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point 30 links South of the Southeast corner of the Donation Land Claim of Ira P. Smith and wife, Notification No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, and running thence West 16.80 chains; thence South 14.88 chains, thence East 16.80 chains; thence North 14.88 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises which was included in Volume 201, Page 579, Deed Records for Polk County, Oregon.

PARCEL VIII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of Asa Shreve and wife, Notification No. 2250, Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as follows:

Beginning at a point which is 15.18 chains South of the Southeast corner of the Donation Land Claim of Ira P. Smith in said Township and Range; and running thence West 16.80 chains; thence South 10.63 chains; thence East 16.80 chains; thence North 10.63 chains to the place of beginning.

SAVE AND EXCEPT:

Beginning on the West line of the Asa Shreve Donation Land Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, at a point which is 788.17 feet North 0° 03' West from the Southwest corner of said Claim; thence South 0° 03' East along the West line of said claim, 392.83

feet; thence South 89° 50' East 1114.20 feet; thence North 392.83 feet; thence North 89° 50' West 1114.50 feet to the place of beginning.

FURTHER SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

PARCEL IX:

A tract of land situated in Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon; thence North 00°02'53" West, on the West boundary of said Section 8, 30.00 feet to a 5/8 inch iron rod on the Northerly right-of-way of Jefferson-Scio Drive and the point of beginning for this description; thence on said West boundary North 00° 02' 53" West 1090.99 feet to a 5/8 inch iron rod with yellow plastic cap marked Bateman LS 1068; thence leaving said West boundary North 66° 48' 25" East 342.31 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 43' 53" East 182.82 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 42' 27" East 329.60 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 73° 09' 16" East 194.80 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 65° 32' 21" East 118.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 05' 32" East 86.72 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 43° 24' 47" East 249.54 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 34' 08" East 70.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 84° 45' 47" East 135.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 65° 35' 51" East 103.68 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 49' 31" East 274.27 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 87° 21' 45" East 152.65 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 86° 58' 04" East 183.51 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 74° 50' 39" East 358.45 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 80° 23' 04" East 273.25 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 52° 25' 14" East 74.77 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 08' 55" East 979.04 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 41' 56" East 324.85 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 20' 44" East 102.35 feet to a 5/8" iron rod with yellow plastic cap

marked Bateman LS 1608; thence North 79° 35' 20" East 418.52 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 84° 43' 21" East 156.13 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 07' 36" East 227.64 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 17' 58" East 210.67 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 85° 45' 29" East 169.00 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; and the East boundary of said Section 8; thence on said East boundary South 00° 23' 15" East 244.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 on the North Boundary of the William A. Starkweather Donation Land Claim (DLC) No. 62; thence leaving said East boundary and on said North boundary South 89° 55' 29" East 452.20 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 at the Northwest corner of the property described in Book B, page 415, Linn County Deed Records; thence leaving said North boundary and on the West boundary of said property South 00° 23' 27" East 2632.68 feet to said Northerly right-of-way; thence leaving said West boundary and on said Northerly right-of-way South 89° 38' 43" West 987.13 feet; thence 390.13 feet on the arc of a 924.93 foot radius curve to the right (the long chord of which bears North 78° 16' 16" West 387.25 feet); thence North 66° 11' 15" West 398.26 feet; thence 413.59 feet on the arc of a 984.93 foot radius curve to the left (the long chord of which bears North 78° 13' 01" West 410.56 feet); thence South 89° 45' 12" West 3654.52 feet to the point of beginning.

036714\00005\17028669v1



Fidelity National Title®

Polk County Property Profile Information

Parcel #: **158637**

Tax Lot: **752200 2000**

Owner: Bath Oregon Holdings Inc

CoOwner:

Site: **OR 97338**

Mail: 9358 Guide Meridian Rd

Lynden WA 98264 - 9138

Land Use: 550 Vacant H&b Use Farm Recvng Farm

Def Zoned Efu

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Legal:

TwnsHP/Range/Sec: 07S / 05W / 22

ASSESSMENT & TAX INFORMATION

Market Land: **\$424,320.00**

Market Impr:

Market Total: **\$424,320.00**

Exemption:

Taxes: **\$595.40**

Levy Code: 204

Levy Rate: 12.2314

Assessed Total: **\$50,138.00**

SALE & LOAN INFORMATION

Sale Date: 03/22/2024

Sale Amount: \$8,300,000.00

Document #: 2024-5376

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot Size Ac: 58.66 Acres

Lot Size SF: 2,555,229 SqFt

Pool:

Neighborhood:

School District: 2 Dallas

Primary School: Lyle Elementary School

Middle School: Lacreole Middle School

High School: Dallas High School

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

Census: 2015 - 020202

Watershed: Rickreall Creek-Willamette River

Latitude: 44.946611

Longitude: -123.284547

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

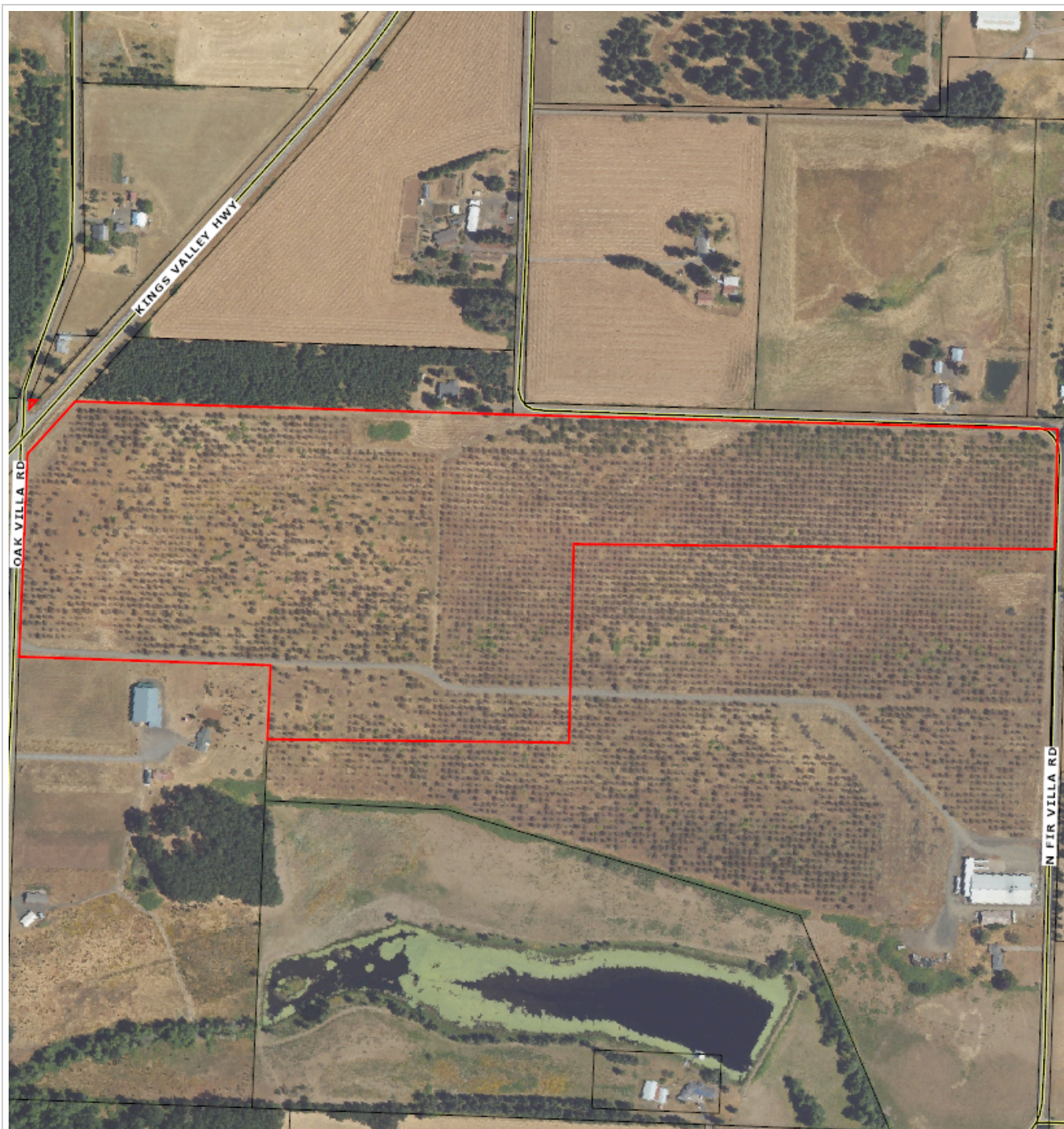
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Aerial Map

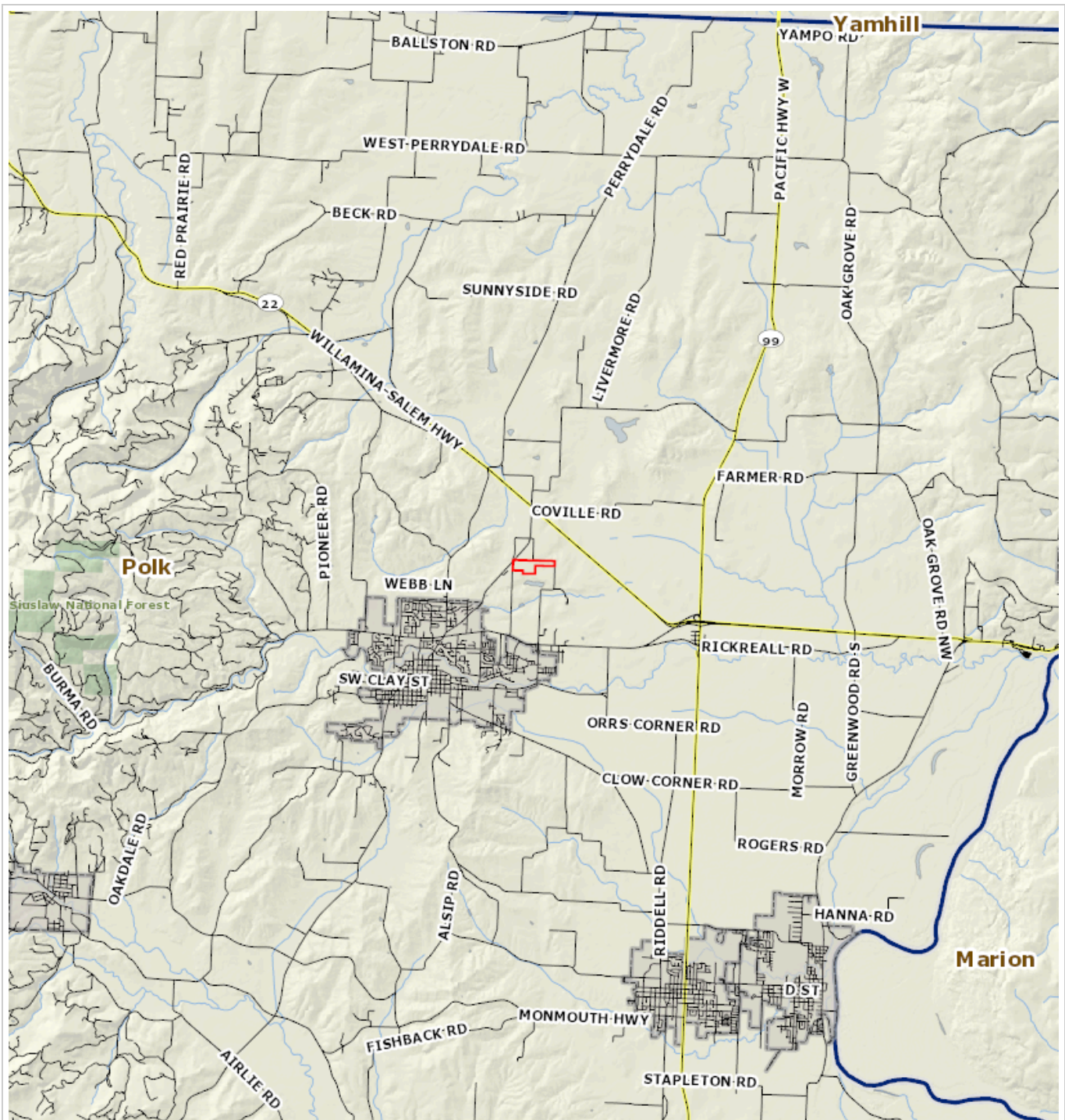


Fidelity National Title

Parcel ID: 158637

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Flood Map

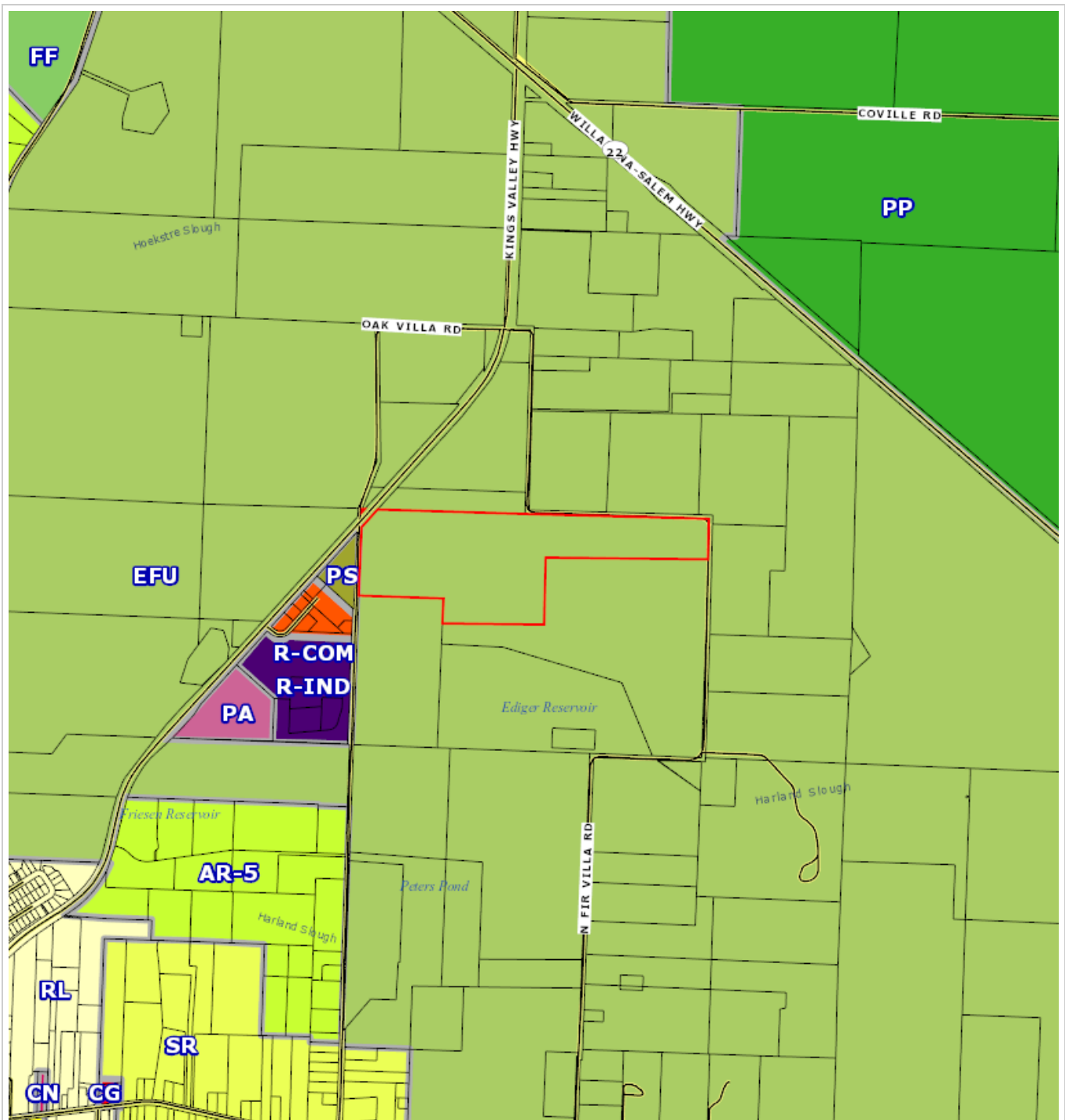


Fidelity National Title

Parcel ID: 158637

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Zoning Map



Fidelity National Title

Parcel ID: 158637

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Polk County
2025 Real Property Assessment Report
Account 158637
NOT OFFICIAL VALUE

Map 07522-00-02000
Code - Tax ID 0204 - 158637

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Deed Reference # 2024-5376
Sales Date/Price 03-22-2024 / \$8,300,000
Appraiser

Property Class 550 **MA** **SA** **NH**
RMV Class 500 06 24 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0204	Land	424,320		Land	0
	Impr	0		Impr	0
Code Area Total		424,320	183,200	50,138	0
Grand Total		424,320	183,200	50,138	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0204	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	10.42 AC	B4	006*	62,520
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	48.24 AC	H3	006*	361,800
	Code Area Total						58.66 AC			424,320

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

Exemptions / Special Assessments / Notations									
Notations <ul style="list-style-type: none">FARM POT'L ADD'L TAX LIABILITYFARM DEFERRAL ADDED 2000 Deferral #90012									

Contig Accts 158608, 159689, 159746

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

28-Jul-2025

BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Tax Account #	158637	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address		Interest To	Jul 28, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$595.40	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$570.24	Nov 15, 2023
2023	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	Dec 6, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$555.14	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$502.19	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$485.58	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$472.62	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$461.25	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$438.75	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$418.90	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$409.63	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$392.91	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$380.94	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.60	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$363.60	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$345.79	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$331.59	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$313.34	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$320.42	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$309.92	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$307.79	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$296.89	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$285.16	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$274.09	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$266.69	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$257.00	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$268.94	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$558.93	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$251.99	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$267.29	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$265.70	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.59	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$281.17	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.08	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$301.55	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$341.17	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$315.32	Nov 15, 1989

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

28-Jul-2025

BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Tax Account #	158637	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address		Interest To	Jul 28, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$279.63	Nov 15, 1988
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company
200 SW Market Street, Suite 250
Portland OR 97201

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005376

07/18/2024 02:18:02 PM

REC-COR Cnt=1 Stn=5 O. DUTY
\$60.00 \$11.00 \$10.00 \$60.00 \$5.00

\$146.00

This instrument is being Re-Recorded at the request of First American Title Insurance Company to correct typographical errors in the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on July 17, 2024 as Fee No. 2024-005325.

The corrections are at:

Page 5 – deleting the last paragraph from Tract B; and

Page 8 – deleting duplicate text in last paragraph.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005325

07/17/2024 08:37:02 AM

REC-COR Cnt=1 Stn=5 O. DUTY
\$55.00 \$11.00 \$10.00 \$60.00 \$5.00

\$141.00

RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company
200 SW Market Street, Suite 250
Portland OR 97201

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

This instrument is being Re-Recorded at the request of First American Title Insurance Company to add a paragraph to the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on March 37, 2024 as Fee No. 2024-002113. The attachment evidencing correction is at page 7.

After recording, return to:

Bath Holdings Corporation
Attn: Suki Bath
9358 Guide Meridian Road
Lynden, WA 98264

Until a change is requested, send all tax statements to:

Bath Holdings Corporation
Attn: Suki Bath
9358 Guide Meridian Road
Lynden, WA 98264

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-002113

03/27/2024 02:24:02 PM

REC-BS Cnt=1 Stn=5 O. DUTY
\$45.00 \$11.00 \$10.00 \$60.00 \$5.00

\$131.00

BARGAIN & SALE DEED

FOR VALUABLE CONSIDERATION, Meduri Farms, Inc., an Oregon corporation, and Estella L.L.C., an Oregon limited liability company, Grantors, convey to Bath Oregon Holdings, Inc., Grantee, all of Grantors' right, title and interest in and to that certain real property located in Polk and Linn Counties, Oregon, and more particularly described on Exhibit A attached hereto.

The true consideration for this conveyance is \$8,300,000.

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

Dated this 22 day of March, 2024, to be effective March 27, 2024.

GRANTOR:

Meduri Farms, Inc.

By: 

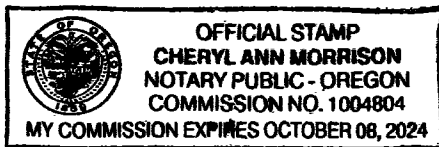
Name: Joseph J. Meduri

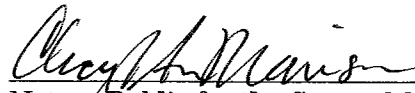
Title: ~~President~~ CHAIRMAN

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22nd, 2024, by Joseph J. Meduri, ~~President~~ CHAIRMAN of Meduri Farms, Inc.




Notary Public for the State of Oregon
My Commission Expires: 10/8/2024

GRANTOR:

Estella L.L.C.

By: 

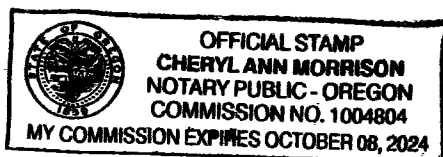
Name: Joseph J. Meduri

Title: Member

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22nd, 2024, by Joseph J. Meduri, Member of Estella L.L.C.



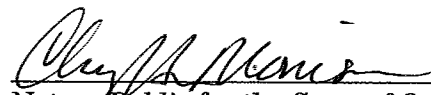

Notary Public for the State of Oregon
My Commission Expires: 10/8/2024

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Polk and Linn, State of Oregon, and is described as follows:

PARCEL I:

A tract of land situated in the Northwest quarter of Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the Donation Land Claim of Nelson Johnson and wife, Claim Number 46, Notification No. 1978, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, State of Oregon; and running thence East 20.0 chains; thence North 15.0 chains; thence West 20.0 chains; and thence South 15.0 chains to the place of beginning.

SAVE AND EXCEPT Parcel I of Partition Plat No. 1994-0007 in the Northwest Quarter of Section 15, Township 7 South, Range 5 West of the Willamette Meridian, in Polk County, Oregon.

ALSO SAVE AND EXCEPT that portion lying within the County Road.

PARCEL II:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of John Waymire and wife Notification No. 1935, Claim No. 47, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as beginning at the Northeast corner of said Donation Land Claim and running thence West 1292 feet; thence South 1027 feet to an iron pipe; thence East 1292 feet; thence North 1027 feet to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL III:

TRACT A:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

The Northerly sixty-two acres off of the following:

Beginning at the Northeast corner of the John Waymire Donation Land Claim No. 47 in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, thence South 1225 feet; thence South 21° 35' West 205- 1/2 feet; thence South 2065.6 feet; thence North 89°41' West 1137 feet; thence North 3446.4 feet; thence South 89°56' East 1262.7 feet to the place of beginning.

EXCEPTING 21 acres heretofore deeded to Elizabeth Peters.

ALSO EXCEPTING that portion of the above deeded to Helena G. Hiebenthal and Joe Hiebenthal by deed recorded in Volume 99 at Page 237, Deed Records for Polk County, Oregon.

SAVE AND EXCEPT that portion lying within the County Road.

EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.

TRACT B:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point North 89°56' West 19.12 chains and South 44.76 chains from the Northeast corner of the John Waymire and Wife Donation Land Claim Notification No. 1935, in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon said point being the Northwest corner of lands now owned by 1st parties; thence South 9.00 chains thence South 89°41' East 17.23 chains; thence North 9.00 chains; thence North 89°41' West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

~~ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.~~

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South $89^{\circ}56'$ West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South $89^{\circ}41'$ East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South $88^{\circ}40'$ West 40.45 chains to an iron pipe; thence North $0^{\circ}28'$ West 3.85 chains to an

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South 89°56' West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South 89°41' East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South 88° 40' West 40.45 chains to an iron pipe; thence North 0° 28' West 3.85 chains to an

iron pipe at the Northeast corner of a tract of land conveyed to Henry R. Kliever and Augusta L. Kliever, husband and wife by deed recorded in Volume 179, Page 454, Deed Records for Polk County, Oregon; thence South 89° 59' West 13.03 chains to an iron pipe on the East boundary of the County Road; thence North 0° 26' East 13.32 chains to an iron pipe on the East boundary of the County Road; thence North 89° 47' East 2.38 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence North 36° 54' East 4.28 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence East 20.07 chains to the West boundary of a County Road; thence South 0° 33' East 3.33 chains to an iron pipe at the angle of the County Road; thence North 89° 35' East 28.25 chains to a railroad spike at the angle of the road; thence South 0° 38' East 16.525 chains to the place of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Volume 179, Page 527, Deed Records for Polk County, Oregon.

ALSO SAVE AND EXCEPT the following described portion of the above described property:

Beginning at an iron pipe on the West line of the County Road Number 757, said iron pipe being North 20.22 chains, North 0° 38' West 16.525 chains, South 89° 35' West 28.25 chains from the Southeast corner of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22, Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon; thence North 0° 35' 30" West 219.78 feet; thence North 89° 55' 45" West 1302.02 feet to the East line of State Highway No. 223; thence South 40° 08' West along the East line of said Highway a distance of 303.82 feet; thence North 89° 35' East 1500.16 feet to the point of beginning.

PARCEL VI:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the Donation Land Claim of Ira P. Smith and wife Notification No. 1961, Claim No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; and running thence West 40.64 chains; thence North 19.81 chains; ~~thence North 89° 30'~~ thence North 89° 30' East 40.65 chains; thence South 20.23 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises conveyed to Bertha Charles, by deed recorded in Volume 207, Page 389, Deed Records for Polk County, Oregon.

FURTHER SAVE AND EXCEPT that portion of the above described tracts of land lying within the boundaries of public roads and highways.

PARCEL VII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point 30 links South of the Southeast corner of the Donation Land Claim of Ira P. Smith and wife, Notification No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, and running thence West 16.80 chains; thence South 14.88 chains, thence East 16.80 chains; thence North 14.88 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises which was included in Volume 201, Page 579, Deed Records for Polk County, Oregon.

PARCEL VIII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of Asa Shreve and wife, Notification No. 2250, Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as follows:

Beginning at a point which is 15.18 chains South of the Southeast corner of the Donation Land Claim of Ira P. Smith in said Township and Range; and running thence West 16.80 chains; thence South 10.63 chains; thence East 16.80 chains; thence North 10.63 chains to the place of beginning.

SAVE AND EXCEPT:

Beginning on the West line of the Asa Shreve Donation Land Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, at a point which is 788.17 feet North 0° 03' West from the Southwest corner of said Claim; thence South 0° 03' East along the West line of said claim, 392.83

feet; thence South 89° 50' East 1114.20 feet; thence North 392.83 feet; thence North 89° 50' West 1114.50 feet to the place of beginning.

FURTHER SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

PARCEL IX:

A tract of land situated in Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon; thence North 00°02'53" West, on the West boundary of said Section 8, 30.00 feet to a 5/8 inch iron rod on the Northerly right-of-way of Jefferson-Scio Drive and the point of beginning for this description; thence on said West boundary North 00° 02' 53" West 1090.99 feet to a 5/8 inch iron rod with yellow plastic cap marked Bateman LS 1068; thence leaving said West boundary North 66° 48' 25" East 342.31 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 43' 53" East 182.82 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 42' 27" East 329.60 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 73° 09' 16" East 194.80 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 65° 32' 21" East 118.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 05' 32" East 86.72 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 43° 24' 47" East 249.54 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 34' 08" East 70.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 84° 45' 47" East 135.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 65° 35' 51" East 103.68 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 49' 31" East 274.27 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 87° 21' 45" East 152.65 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 86° 58' 04" East 183.51 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 74° 50' 39" East 358.45 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 80° 23' 04" East 273.25 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 52° 25' 14" East 74.77 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 08' 55" East 979.04 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 41' 56" East 324.85 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 20' 44" East 102.35 feet to a 5/8" iron rod with yellow plastic cap

marked Bateman LS 1608; thence North 79° 35' 20" East 418.52 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 84° 43' 21" East 156.13 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 07' 36" East 227.64 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 17' 58" East 210.67 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 85° 45' 29" East 169.00 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; and the East boundary of said Section 8; thence on said East boundary South 00° 23' 15" East 244.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 on the North Boundary of the William A. Starkweather Donation Land Claim (DLC) No. 62; thence leaving said East boundary and on said North boundary South 89° 55' 29" East 452.20 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 at the Northwest corner of the property described in Book B, page 415, Linn County Deed Records; thence leaving said North boundary and on the West boundary of said property South 00° 23' 27" East 2632.68 feet to said Northerly right-of-way; thence leaving said West boundary and on said Northerly right-of-way South 89° 38' 43" West 987.13 feet; thence 390.13 feet on the arc of a 924.93 foot radius curve to the right (the long chord of which bears North 78° 16' 16" West 387.25 feet); thence North 66° 11' 15" West 398.26 feet; thence 413.59 feet on the arc of a 984.93 foot radius curve to the left (the long chord of which bears North 78° 13' 01" West 410.56 feet); thence South 89° 45' 12" West 3654.52 feet to the point of beginning.

036714\00005\17028669v1



Fidelity National Title

Polk County Property Profile Information

Parcel #: **159689**

Tax Lot: **7527A0 100**

Owner: Bath Oregon Holdings Inc

CoOwner:

Site: **OR 97338**

Mail: 9358 Guide Meridian Rd

Lynden WA 98264 - 9138

Land Use: 550 Vacant H&b Use Farm Recvng Farm

Def Zoned Efu

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Legal:

TwnsHP/Range/Sec: 07S / 05W / 27 / NE

ASSESSMENT & TAX INFORMATION

Market Land: **\$235,280.00**

Market Impr:

Market Total: **\$235,280.00**

Exemption:

Taxes: **\$319.20**

Levy Code: 204

Levy Rate: 12.2314

Assessed Total: **\$26,881.00**

SALE & LOAN INFORMATION

Sale Date: 03/22/2024

Sale Amount: \$8,300,000.00

Document #: 2024-5376

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot Size Ac: 21.98 Acres

Lot Size SF: 957,449 SqFt

Pool:

Neighborhood:

School District: 2 Dallas

Primary School: Lyle Elementary School

Middle School: Lacreole Middle School

High School: Dallas High School

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

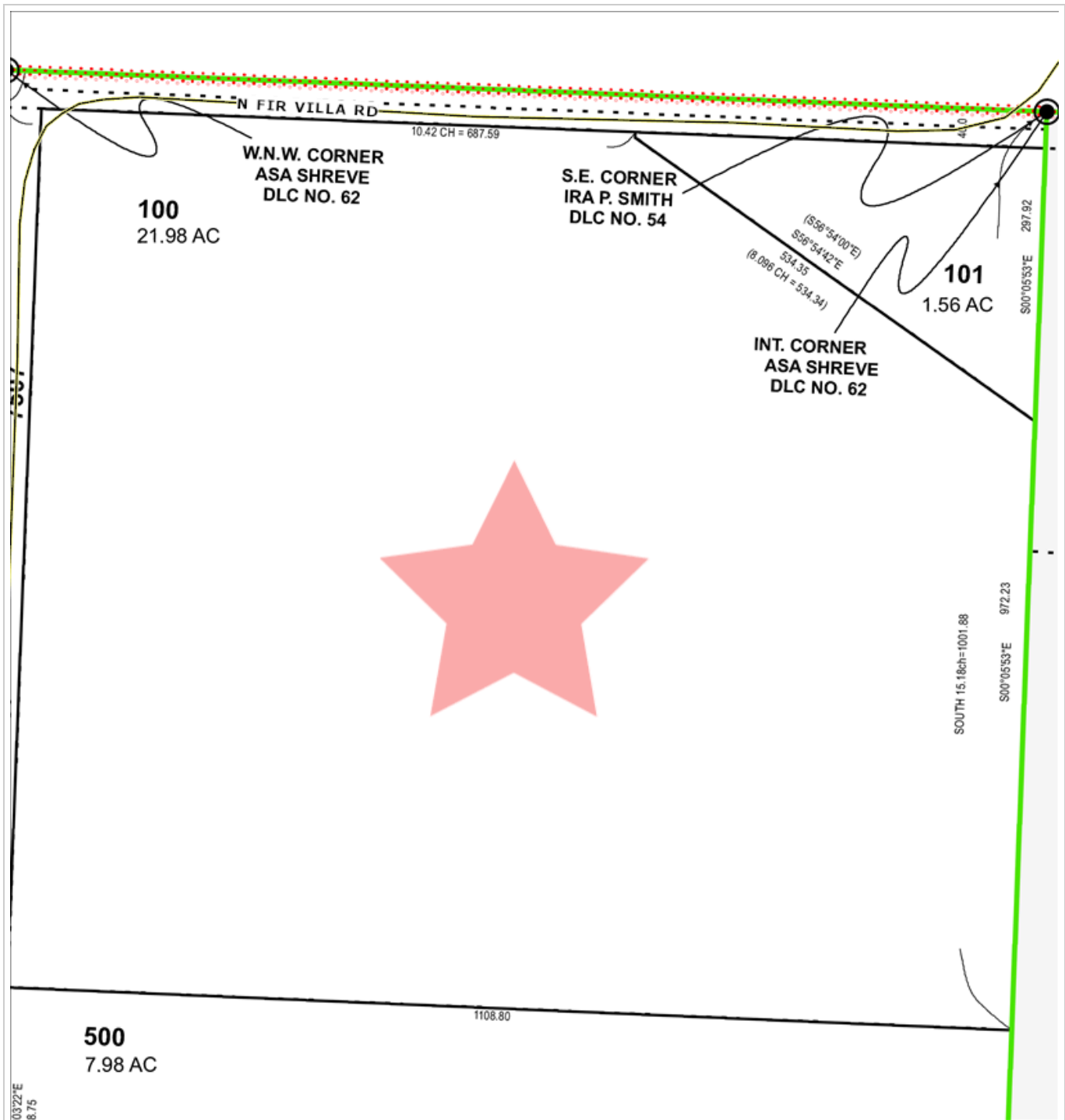
Census: 2009 - 020202

Watershed: Rickreall Creek-Willamette River

Latitude: 44.939701

Longitude: -123.278765

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



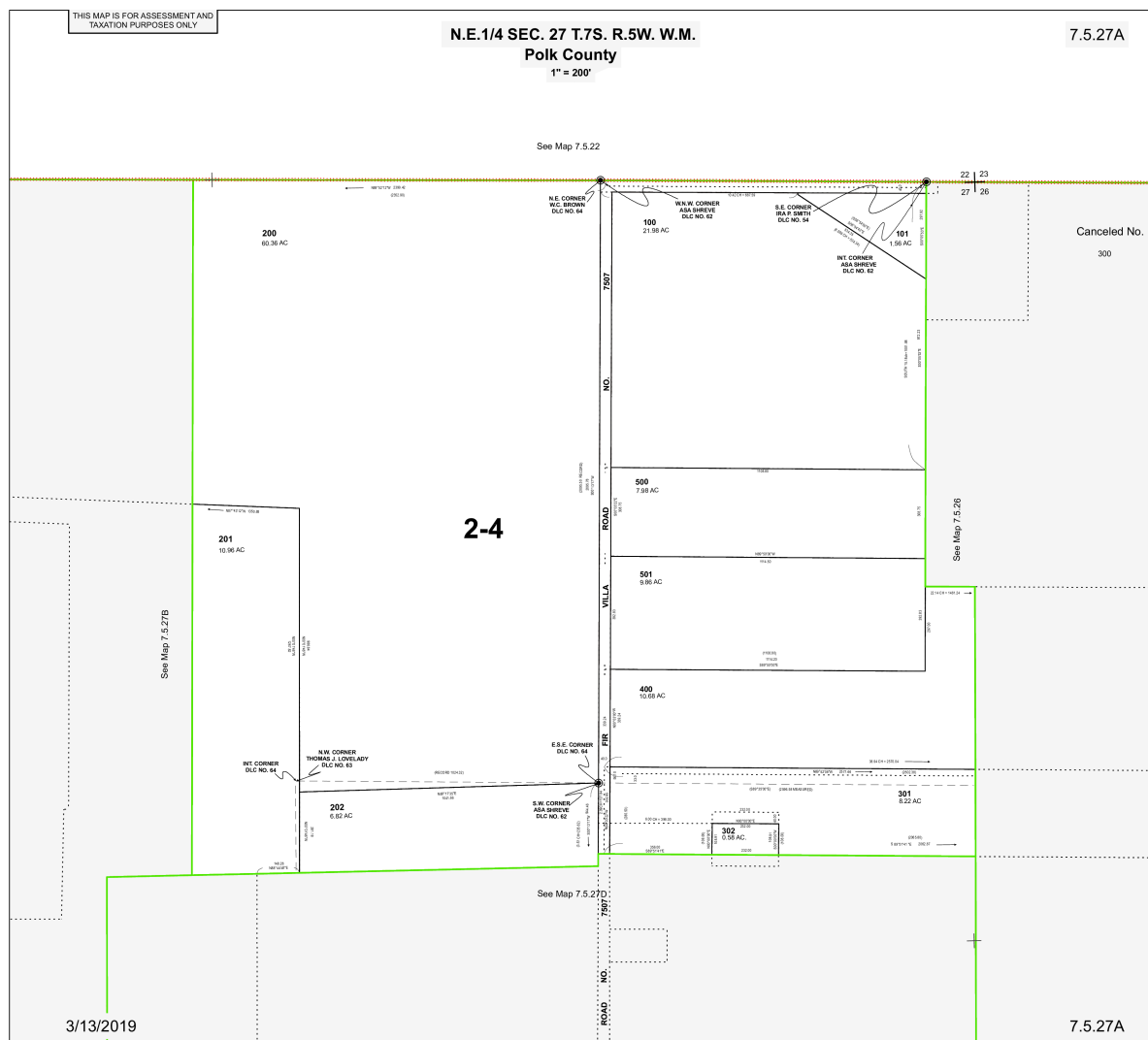
Fidelity National Title

Parcel ID: 159689

Site Address:

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

Full Assessor Map



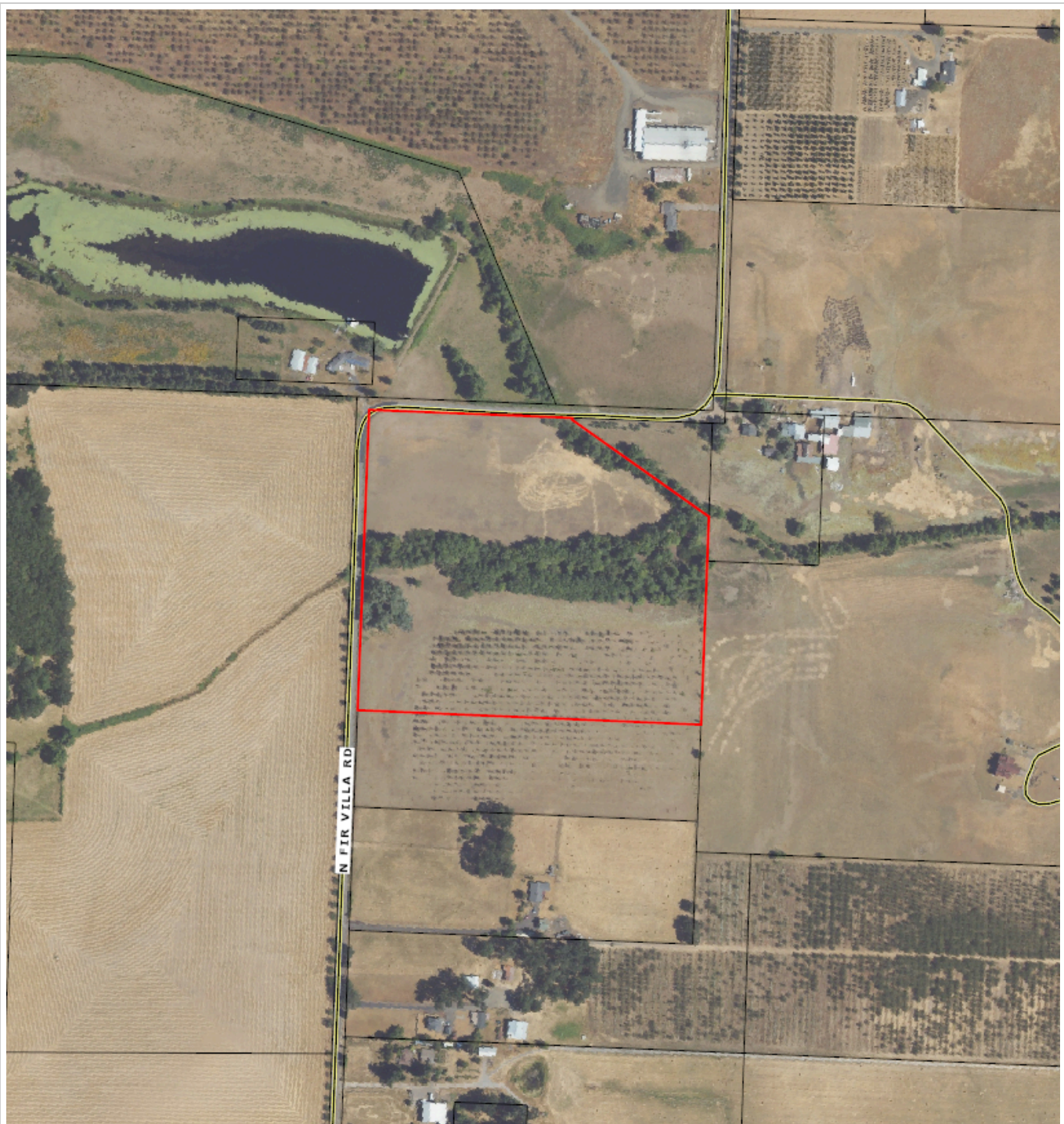
Fidelity National Title®

Parcel ID: 159689

Site Address:

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

Aerial Map

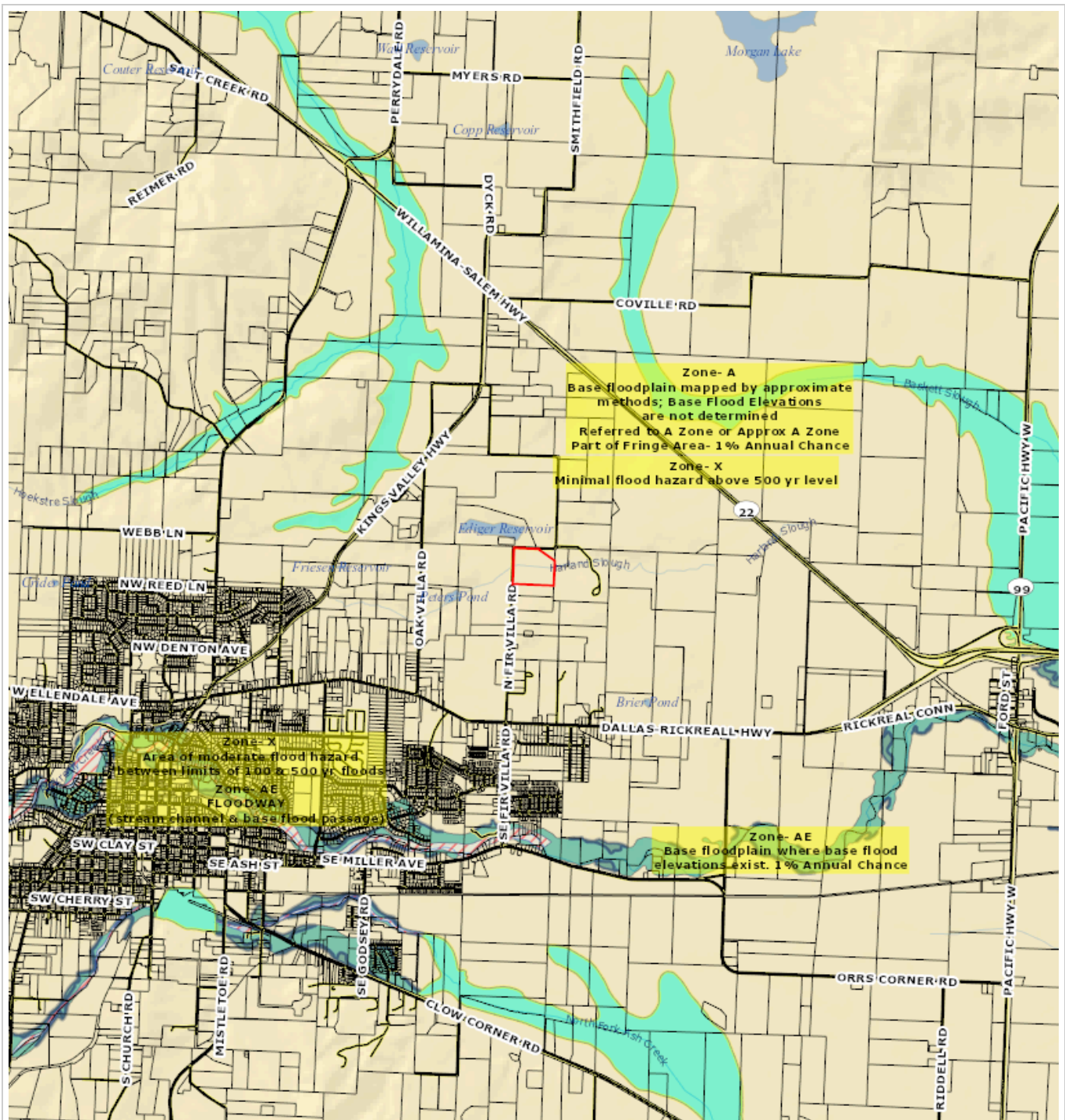


Fidelity National Title

Parcel ID: 159689

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Flood Map

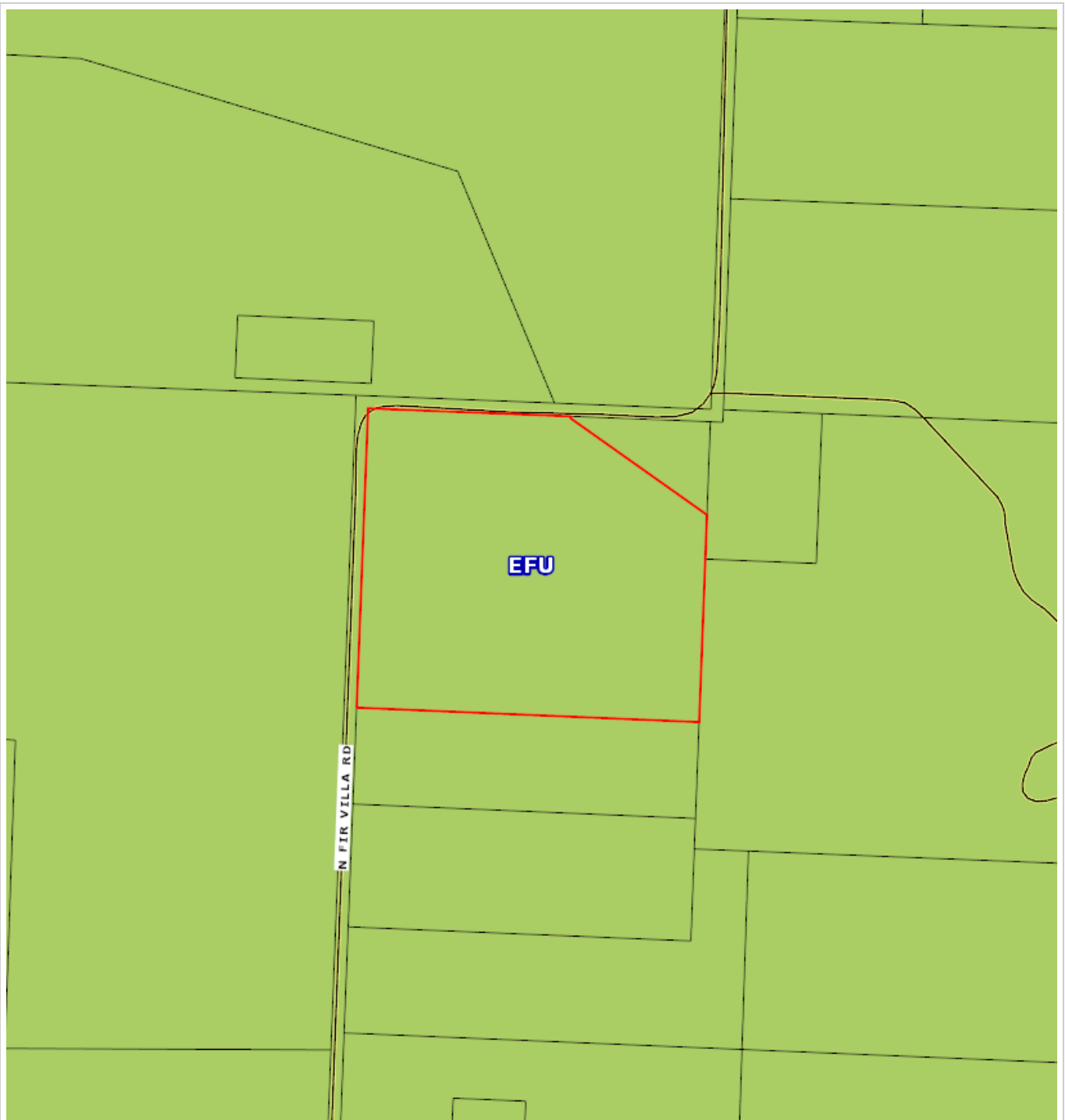


Fidelity National Title

Parcel ID: 159689

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Zoning Map



Fidelity National Title

Parcel ID: 159689

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Polk County
2025 Real Property Assessment Report
Account 159689
NOT OFFICIAL VALUE

Map 07527-A0-00100
Code - Tax ID 0204 - 159689

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Deed Reference # 2024-5376
Sales Date/Price 03-22-2024 / \$8,300,000
Appraiser

Property Class 550 **MA** **SA** **NH**
RMV Class 500 06 24 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0204	Land	235,280		Land	0
	Impr	0		Impr	0
Code Area Total		235,280	87,940	26,881	0
Grand Total		235,280	87,940	26,881	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0204	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	15.48 AC	B2	006*	170,280
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	6.50 AC	H2	006*	65,000
	Code Area Total						21.98 AC			235,280

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

Exemptions / Special Assessments / Notations									
Notations <ul style="list-style-type: none">FARM POT'L ADD'L TAX LIABILITYFARM DEFERRAL ADDED 2000 Deferral #90012									

Contig Accts 158608, 158637, 159746

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

28-Jul-2025

BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Tax Account #	159689	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address		Interest To	Jul 28, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$319.20	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$305.73	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$297.65	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.26	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$260.33	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$253.39	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$247.29	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$235.23	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$224.58	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.64	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$210.63	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$204.24	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$198.70	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$194.92	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$185.39	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.80	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$167.99	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$171.79	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$166.17	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$165.01	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$159.17	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$152.86	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$146.95	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$143.07	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$110.41	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$115.55	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$416.53	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.19	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$143.37	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$652.90	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$119.60	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.07	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$134.61	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.26	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$160.87	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$145.82	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.10	Nov 15, 1988

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

28-Jul-2025

BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Tax Account #	159689	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address		Interest To	Jul 28, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company
200 SW Market Street, Suite 250
Portland OR 97201

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005376

07/18/2024 02:18:02 PM

REC-COR Cnt=1 Stn=5 O. DUTY
\$60.00 \$11.00 \$10.00 \$60.00 \$5.00

\$146.00

This instrument is being Re-Recorded at the request of First American Title Insurance Company to correct typographical errors in the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on July 17, 2024 as Fee No. 2024-005325.

The corrections are at:

Page 5 – deleting the last paragraph from Tract B; and

Page 8 – deleting duplicate text in last paragraph.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005325

07/17/2024 08:37:02 AM

REC-COR Cnt=1 Stn=5 O. DUTY
\$55.00 \$11.00 \$10.00 \$60.00 \$5.00

\$141.00

RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company
200 SW Market Street, Suite 250
Portland OR 97201

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

This instrument is being Re-Recorded at the request of First American Title Insurance Company to add a paragraph to the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on March 37, 2024 as Fee No. 2024-002113. The attachment evidencing correction is at page 7.

After recording, return to:

Bath Holdings Corporation
Attn: Suki Bath
9358 Guide Meridian Road
Lynden, WA 98264

Until a change is requested, send all tax statements to:

Bath Holdings Corporation
Attn: Suki Bath
9358 Guide Meridian Road
Lynden, WA 98264

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-002113

03/27/2024 02:24:02 PM

REC-BS Cnt=1 Stn=5 O. DUTY
\$45.00 \$11.00 \$10.00 \$60.00 \$5.00

\$131.00

BARGAIN & SALE DEED

FOR VALUABLE CONSIDERATION, Meduri Farms, Inc., an Oregon corporation, and Estella L.L.C., an Oregon limited liability company, Grantors, convey to Bath Oregon Holdings, Inc., Grantee, all of Grantors' right, title and interest in and to that certain real property located in Polk and Linn Counties, Oregon, and more particularly described on Exhibit A attached hereto.

The true consideration for this conveyance is \$8,300,000.

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

Dated this 22 day of March, 2024, to be effective March 27, 2024.

GRANTOR:

Meduri Farms, Inc.

By: 

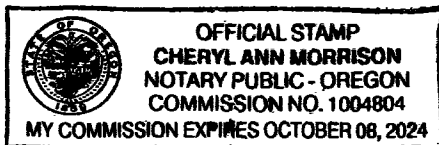
Name: Joseph J. Meduri

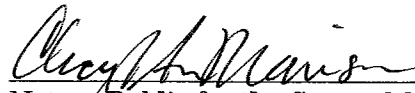
Title: ~~President~~ CHAIRMAN

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22nd, 2024, by Joseph J. Meduri, ~~President~~ CHAIRMAN of Meduri Farms, Inc.




Notary Public for the State of Oregon
My Commission Expires: 10/8/2024

GRANTOR:

Estella L.L.C.

By: 

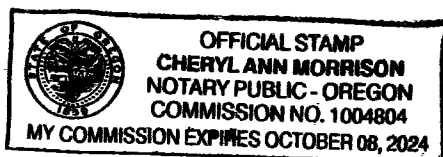
Name: Joseph J. Meduri

Title: Member

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22nd, 2024, by Joseph J. Meduri, Member of Estella L.L.C.



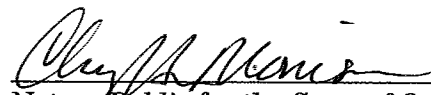

Notary Public for the State of Oregon
My Commission Expires: 10/8/2024

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Polk and Linn, State of Oregon, and is described as follows:

PARCEL I:

A tract of land situated in the Northwest quarter of Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the Donation Land Claim of Nelson Johnson and wife, Claim Number 46, Notification No. 1978, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, State of Oregon; and running thence East 20.0 chains; thence North 15.0 chains; thence West 20.0 chains; and thence South 15.0 chains to the place of beginning.

SAVE AND EXCEPT Parcel I of Partition Plat No. 1994-0007 in the Northwest Quarter of Section 15, Township 7 South, Range 5 West of the Willamette Meridian, in Polk County, Oregon.

ALSO SAVE AND EXCEPT that portion lying within the County Road.

PARCEL II:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of John Waymire and wife Notification No. 1935, Claim No. 47, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as beginning at the Northeast corner of said Donation Land Claim and running thence West 1292 feet; thence South 1027 feet to an iron pipe; thence East 1292 feet; thence North 1027 feet to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL III:

TRACT A:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

The Northerly sixty-two acres off of the following:

Beginning at the Northeast corner of the John Waymire Donation Land Claim No. 47 in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, thence South 1225 feet; thence South 21° 35' West 205- 1/2 feet; thence South 2065.6 feet; thence North 89°41' West 1137 feet; thence North 3446.4 feet; thence South 89°56' East 1262.7 feet to the place of beginning.

EXCEPTING 21 acres heretofore deeded to Elizabeth Peters.

ALSO EXCEPTING that portion of the above deeded to Helena G. Hiebenthal and Joe Hiebenthal by deed recorded in Volume 99 at Page 237, Deed Records for Polk County, Oregon.

SAVE AND EXCEPT that portion lying within the County Road.

EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.

TRACT B:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point North 89°56' West 19.12 chains and South 44.76 chains from the Northeast corner of the John Waymire and Wife Donation Land Claim Notification No. 1935, in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon said point being the Northwest corner of lands now owned by 1st parties; thence South 9.00 chains thence South 89°41' East 17.23 chains; thence North 9.00 chains; thence North 89°41' West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

~~ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.~~

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South $89^{\circ}56'$ West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South $89^{\circ}41'$ East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South $88^{\circ}40'$ West 40.45 chains to an iron pipe; thence North $0^{\circ}28'$ West 3.85 chains to an

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South $89^{\circ}56'$ West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South $89^{\circ}41'$ East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South $88^{\circ}40'$ West 40.45 chains to an iron pipe; thence North $0^{\circ}28'$ West 3.85 chains to an

iron pipe at the Northeast corner of a tract of land conveyed to Henry R. Kliever and Augusta L. Kliever, husband and wife by deed recorded in Volume 179, Page 454, Deed Records for Polk County, Oregon; thence South 89° 59' West 13.03 chains to an iron pipe on the East boundary of the County Road; thence North 0° 26' East 13.32 chains to an iron pipe on the East boundary of the County Road; thence North 89° 47' East 2.38 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence North 36° 54' East 4.28 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence East 20.07 chains to the West boundary of a County Road; thence South 0° 33' East 3.33 chains to an iron pipe at the angle of the County Road; thence North 89° 35' East 28.25 chains to a railroad spike at the angle of the road; thence South 0° 38' East 16.525 chains to the place of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Volume 179, Page 527, Deed Records for Polk County, Oregon.

ALSO SAVE AND EXCEPT the following described portion of the above described property:

Beginning at an iron pipe on the West line of the County Road Number 757, said iron pipe being North 20.22 chains, North 0° 38' West 16.525 chains, South 89° 35' West 28.25 chains from the Southeast corner of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22, Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon; thence North 0° 35' 30" West 219.78 feet; thence North 89° 55' 45" West 1302.02 feet to the East line of State Highway No. 223; thence South 40° 08' West along the East line of said Highway a distance of 303.82 feet; thence North 89° 35' East 1500.16 feet to the point of beginning.

PARCEL VI:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the Donation Land Claim of Ira P. Smith and wife Notification No. 1961, Claim No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; and running thence West 40.64 chains; thence North 19.81 chains; ~~thence North 89° 30'~~ thence North 89° 30' East 40.65 chains; thence South 20.23 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises conveyed to Bertha Charles, by deed recorded in Volume 207, Page 389, Deed Records for Polk County, Oregon.

FURTHER SAVE AND EXCEPT that portion of the above described tracts of land lying within the boundaries of public roads and highways.

PARCEL VII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point 30 links South of the Southeast corner of the Donation Land Claim of Ira P. Smith and wife, Notification No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, and running thence West 16.80 chains; thence South 14.88 chains, thence East 16.80 chains; thence North 14.88 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises which was included in Volume 201, Page 579, Deed Records for Polk County, Oregon.

PARCEL VIII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of Asa Shreve and wife, Notification No. 2250, Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as follows:

Beginning at a point which is 15.18 chains South of the Southeast corner of the Donation Land Claim of Ira P. Smith in said Township and Range; and running thence West 16.80 chains; thence South 10.63 chains; thence East 16.80 chains; thence North 10.63 chains to the place of beginning.

SAVE AND EXCEPT:

Beginning on the West line of the Asa Shreve Donation Land Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, at a point which is 788.17 feet North 0° 03' West from the Southwest corner of said Claim; thence South 0° 03' East along the West line of said claim, 392.83

feet; thence South 89° 50' East 1114.20 feet; thence North 392.83 feet; thence North 89° 50' West 1114.50 feet to the place of beginning.

FURTHER SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

PARCEL IX:

A tract of land situated in Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon; thence North 00°02'53" West, on the West boundary of said Section 8, 30.00 feet to a 5/8 inch iron rod on the Northerly right-of-way of Jefferson-Scio Drive and the point of beginning for this description; thence on said West boundary North 00° 02' 53" West 1090.99 feet to a 5/8 inch iron rod with yellow plastic cap marked Bateman LS 1068; thence leaving said West boundary North 66° 48' 25" East 342.31 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 43' 53" East 182.82 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 42' 27" East 329.60 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 73° 09' 16" East 194.80 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 65° 32' 21" East 118.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 05' 32" East 86.72 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 43° 24' 47" East 249.54 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 34' 08" East 70.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 84° 45' 47" East 135.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 65° 35' 51" East 103.68 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 49' 31" East 274.27 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 87° 21' 45" East 152.65 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 86° 58' 04" East 183.51 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 74° 50' 39" East 358.45 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 80° 23' 04" East 273.25 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 52° 25' 14" East 74.77 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 08' 55" East 979.04 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 41' 56" East 324.85 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 20' 44" East 102.35 feet to a 5/8" iron rod with yellow plastic cap

marked Bateman LS 1608; thence North 79° 35' 20" East 418.52 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 84° 43' 21" East 156.13 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 07' 36" East 227.64 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 17' 58" East 210.67 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 85° 45' 29" East 169.00 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; and the East boundary of said Section 8; thence on said East boundary South 00° 23' 15" East 244.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 on the North Boundary of the William A. Starkweather Donation Land Claim (DLC) No. 62; thence leaving said East boundary and on said North boundary South 89° 55' 29" East 452.20 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 at the Northwest corner of the property described in Book B, page 415, Linn County Deed Records; thence leaving said North boundary and on the West boundary of said property South 00° 23' 27" East 2632.68 feet to said Northerly right-of-way; thence leaving said West boundary and on said Northerly right-of-way South 89° 38' 43" West 987.13 feet; thence 390.13 feet on the arc of a 924.93 foot radius curve to the right (the long chord of which bears North 78° 16' 16" West 387.25 feet); thence North 66° 11' 15" West 398.26 feet; thence 413.59 feet on the arc of a 984.93 foot radius curve to the left (the long chord of which bears North 78° 13' 01" West 410.56 feet); thence South 89° 45' 12" West 3654.52 feet to the point of beginning.

036714\00005\17028669v1



Fidelity National Title

Polk County Property Profile Information

Parcel #: **159746**

Tax Lot: **7527A0 500**

Owner: Bath Oregon Holdings Inc

CoOwner:

Site: **OR 97338**

Mail: 9358 Guide Meridian Rd

Lynden WA 98264 - 9138

Land Use: 550 Vacant H&b Use Farm Recvng Farm

Def Zoned Efu

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Legal:

Twtnshp/Range/Sec: 07S / 05W / 27 / NE

ASSESSMENT & TAX INFORMATION

Market Land: **\$59,850.00**

Market Impr:

Market Total: **\$59,850.00**

Exemption:

Taxes: **\$83.58**

Levy Code: 204

Levy Rate: 12.2314

Assessed Total: **\$7,039.00**

SALE & LOAN INFORMATION

Sale Date: 03/27/2024

Sale Amount: \$8,300,000.00

Document #: 2113

Deed Type: Bargain and Sale Deed

Loan Amount: \$755,000.00

Lender: RABO AGRIFINANCE LLC

Loan Type: Credit Line (Revolving)

Interest Type:

Title Co: FIRST AMERICAN TITLE

PROPERTY CHARACTERISTICS

Lot Size Ac: 7.98 Acres

Lot Size SF: 347,609 SqFt

Pool:

Neighborhood:

School District: 2 Dallas

Primary School: Lyle Elementary School

Middle School: Lacreole Middle School

High School: Dallas High School

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

Census: 2009 - 020202

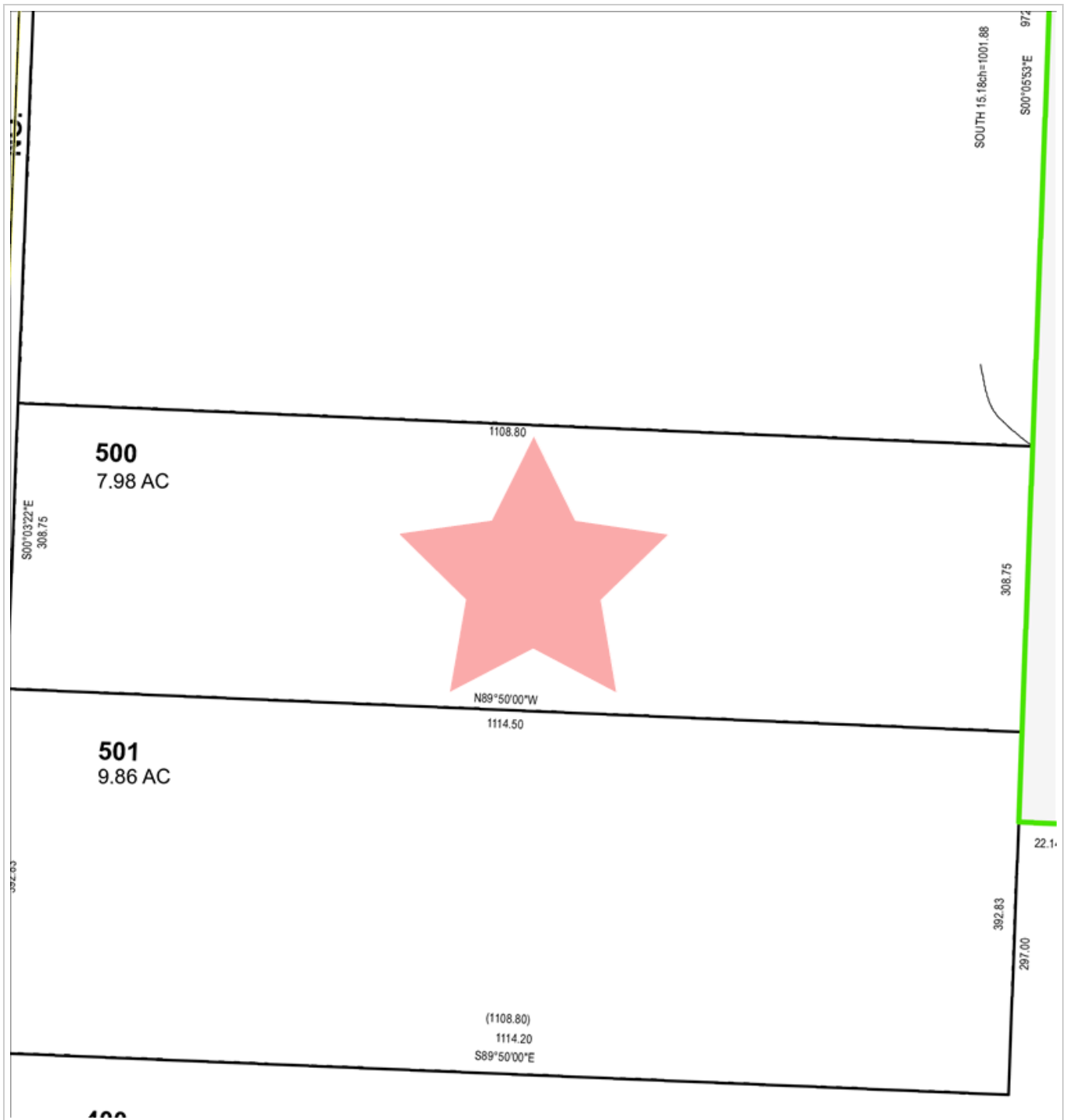
Watershed: Rickreall Creek-Willamette River

Latitude: 44.938033

Longitude: -123.278669

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

Assessor Map



Fidelity National Title

Parcel ID: 159746

Site Address:

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

THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

N.E.1/4 SEC. 27 T.7S. R.5W. W.M.
Polk County
1" = 200'

See Map 7.5.22

200
60.36 AC

201
10.98 AC

202
6.82 AC

100
21.98 AC

101
1.58 AC

500
7.38 AC

501
9.88 AC

400
10.68 AC

301
5.22 AC

302
10.58 AC

Canceled No. 300

See Map 7.5.26

See Map 7.5.27B

See Map 7.5.27D

3/13/2019

7.5.27A



Site Address:

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

Aerial Map

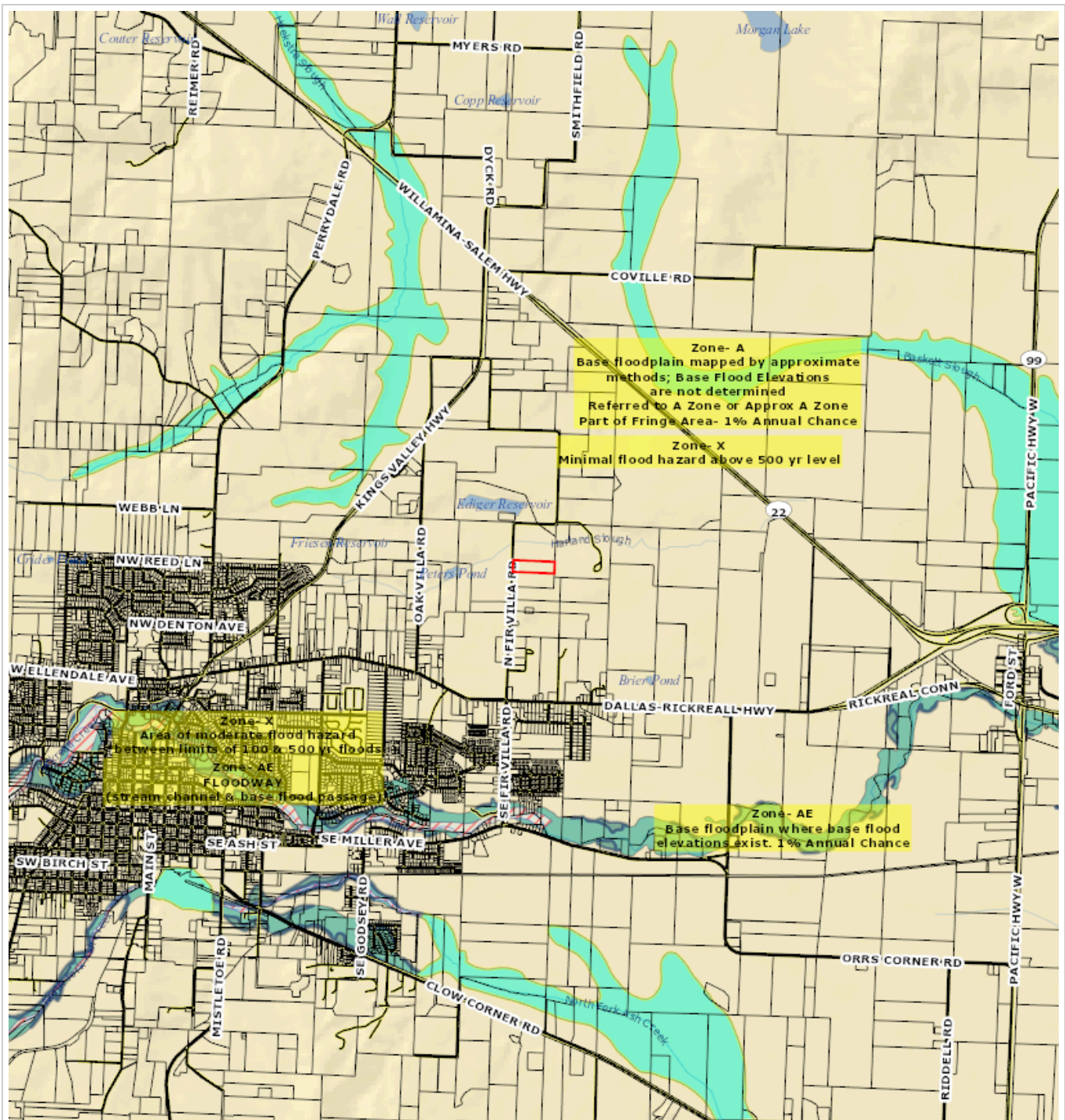


Fidelity National Title

Parcel ID: 159746

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

Flood Map

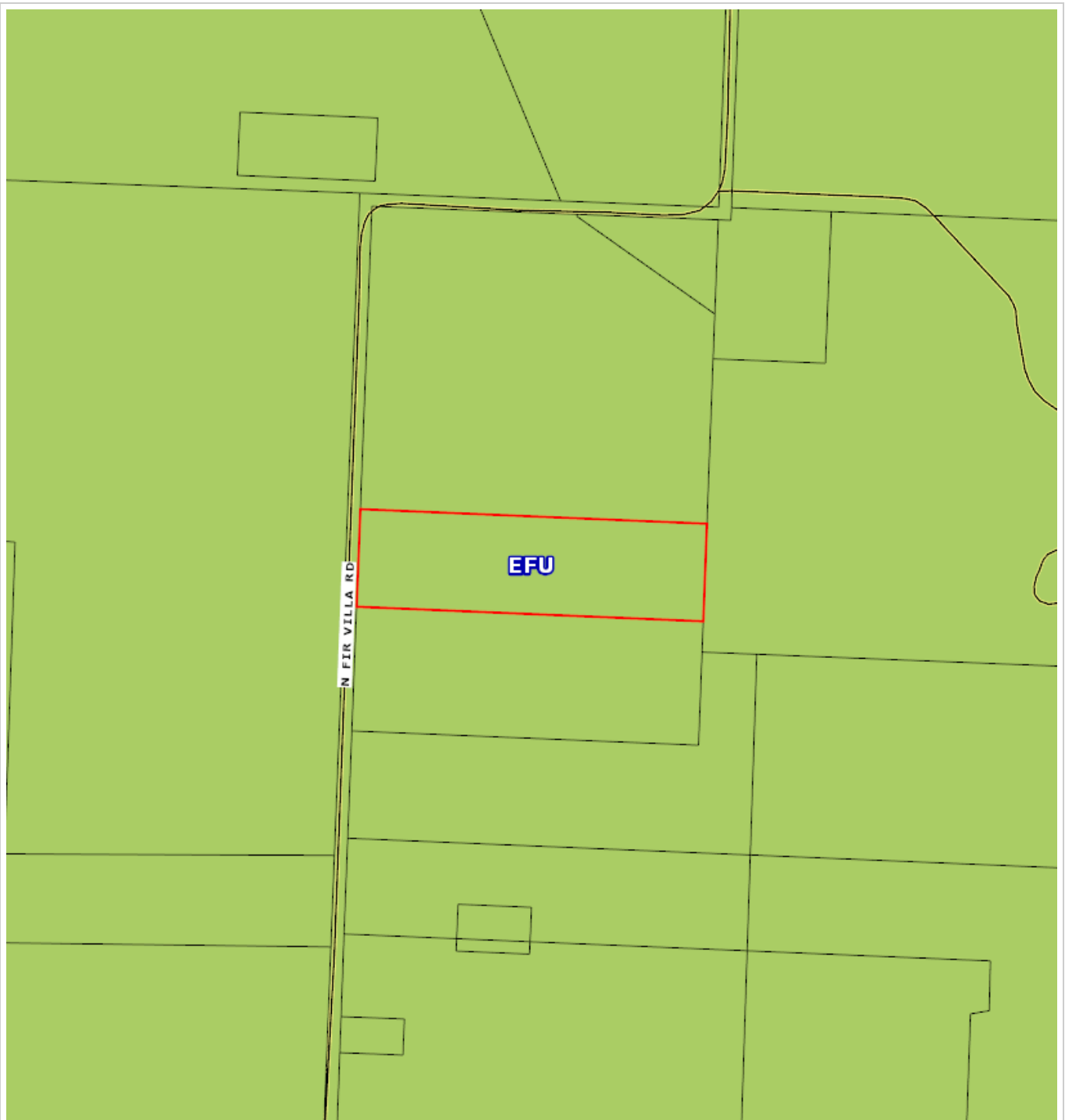


Fidelity National Title

Parcel ID: 159746

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

Zoning Map



Fidelity National Title

Parcel ID: 159746

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

Polk County
2025 Real Property Assessment Report
Account 159746
NOT OFFICIAL VALUE

Map 07527-A0-00500
Code - Tax ID 0204 - 159746

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Deed Reference # 2024-5376
Sales Date/Price 03-22-2024 / \$8,300,000
Appraiser

Property Class 550 **MA** **SA** **NH**
RMV Class 500 06 24 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0204	Land	59,850		Land	0
	Impr	0		Impr	0
Code Area Total		59,850	30,780	7,039	0
Grand Total		59,850	30,780	7,039	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC Trended RMV
0204	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	7.98 AC	H3	006* 59,850
Code Area Total							7.98 AC		59,850

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

Exemptions / Special Assessments / Notations									
Notations <ul style="list-style-type: none">FARM POT'L ADD'L TAX LIABILITYFARM DEFERRAL ADDED 2000 Deferral #90012									

Contig Accts 158608, 158637, 159689

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

28-Jul-2025

BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Tax Account #	159746	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address		Interest To	Jul 28, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$83.58	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$80.02	Nov 15, 2023
2023	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	Dec 6, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$77.92	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$70.51	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.16	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.35	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.75	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.58	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.82	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.50	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.16	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.47	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.03	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.03	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$48.55	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.56	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.99	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.51	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.19	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.69	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.01	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.47	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.41	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$28.21	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.61	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$150.94	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.38	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.57	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.08	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.77	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.46	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.30	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$42.17	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.66	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.21	Nov 15, 1989

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

28-Jul-2025

BATH OREGON HOLDINGS INC
ATTN: SUKI BATH
9358 GUIDE MERIDIAN RD
LYNDEN WA 98264

Tax Account #	159746	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address		Interest To	Jul 28, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.23	Nov 15, 1988
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company
200 SW Market Street, Suite 250
Portland OR 97201

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005376

07/18/2024 02:18:02 PM

REC-COR Cnt=1 Stn=5 O. DUTY
\$60.00 \$11.00 \$10.00 \$60.00 \$5.00

\$146.00

This instrument is being Re-Recorded at the request of First American Title Insurance Company to correct typographical errors in the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on July 17, 2024 as Fee No. 2024-005325.

The corrections are at:

Page 5 – deleting the last paragraph from Tract B; and

Page 8 – deleting duplicate text in last paragraph.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005325

07/17/2024 08:37:02 AM

REC-COR Cnt=1 Stn=5 O. DUTY
\$55.00 \$11.00 \$10.00 \$60.00 \$5.00

\$141.00

RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company
200 SW Market Street, Suite 250
Portland OR 97201

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

This instrument is being Re-Recorded at the request of First American Title Insurance Company to add a paragraph to the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on March 37, 2024 as Fee No. 2024-002113. The attachment evidencing correction is at page 7.

After recording, return to:

Bath Holdings Corporation
Attn: Suki Bath
9358 Guide Meridian Road
Lynden, WA 98264

Until a change is requested, send all tax statements to:

Bath Holdings Corporation
Attn: Suki Bath
9358 Guide Meridian Road
Lynden, WA 98264

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-002113

03/27/2024 02:24:02 PM

REC-BS Cnt=1 Stn=5 O. DUTY
\$45.00 \$11.00 \$10.00 \$60.00 \$5.00

\$131.00

BARGAIN & SALE DEED

FOR VALUABLE CONSIDERATION, Meduri Farms, Inc., an Oregon corporation, and Estella L.L.C., an Oregon limited liability company, Grantors, convey to Bath Oregon Holdings, Inc., Grantee, all of Grantors' right, title and interest in and to that certain real property located in Polk and Linn Counties, Oregon, and more particularly described on Exhibit A attached hereto.

The true consideration for this conveyance is \$8,300,000.

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

Dated this 22 day of March, 2024, to be effective March 27, 2024.

GRANTOR:

Meduri Farms, Inc.

By: 

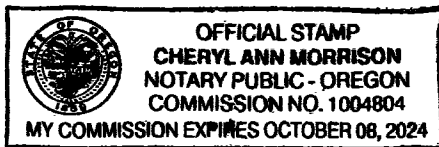
Name: Joseph J. Meduri

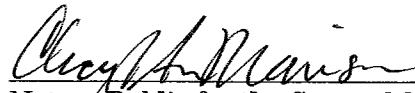
Title: ~~President~~ CHAIRMAN

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22nd, 2024, by Joseph J. Meduri, ~~President~~ CHAIRMAN of Meduri Farms, Inc.




Notary Public for the State of Oregon
My Commission Expires: 10/8/2024

GRANTOR:

Estella L.L.C.

By: 

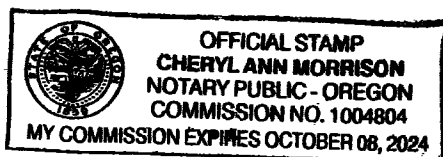
Name: Joseph J. Meduri

Title: Member

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22nd, 2024, by Joseph J. Meduri, Member of Estella L.L.C.



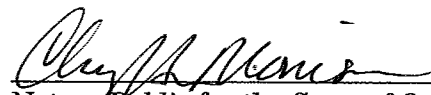

Notary Public for the State of Oregon
My Commission Expires: 10/8/2024

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Polk and Linn, State of Oregon, and is described as follows:

PARCEL I:

A tract of land situated in the Northwest quarter of Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the Donation Land Claim of Nelson Johnson and wife, Claim Number 46, Notification No. 1978, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, State of Oregon; and running thence East 20.0 chains; thence North 15.0 chains; thence West 20.0 chains; and thence South 15.0 chains to the place of beginning.

SAVE AND EXCEPT Parcel I of Partition Plat No. 1994-0007 in the Northwest Quarter of Section 15, Township 7 South, Range 5 West of the Willamette Meridian, in Polk County, Oregon.

ALSO SAVE AND EXCEPT that portion lying within the County Road.

PARCEL II:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of John Waymire and wife Notification No. 1935, Claim No. 47, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as beginning at the Northeast corner of said Donation Land Claim and running thence West 1292 feet; thence South 1027 feet to an iron pipe; thence East 1292 feet; thence North 1027 feet to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL III:

TRACT A:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

The Northerly sixty-two acres off of the following:

Beginning at the Northeast corner of the John Waymire Donation Land Claim No. 47 in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, thence South 1225 feet; thence South 21° 35' West 205- 1/2 feet; thence South 2065.6 feet; thence North 89°41' West 1137 feet; thence North 3446.4 feet; thence South 89°56' East 1262.7 feet to the place of beginning.

EXCEPTING 21 acres heretofore deeded to Elizabeth Peters.

ALSO EXCEPTING that portion of the above deeded to Helena G. Hiebenthal and Joe Hiebenthal by deed recorded in Volume 99 at Page 237, Deed Records for Polk County, Oregon.

SAVE AND EXCEPT that portion lying within the County Road.

EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.

TRACT B:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point North 89°56' West 19.12 chains and South 44.76 chains from the Northeast corner of the John Waymire and Wife Donation Land Claim Notification No. 1935, in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon said point being the Northwest corner of lands now owned by 1st parties; thence South 9.00 chains thence South 89°41' East 17.23 chains; thence North 9.00 chains; thence North 89°41' West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

~~ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.~~

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South $89^{\circ}56'$ West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South $89^{\circ}41'$ East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South $88^{\circ}40'$ West 40.45 chains to an iron pipe; thence North $0^{\circ}28'$ West 3.85 chains to an

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South 89°56' West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South 89°41' East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South 88° 40' West 40.45 chains to an iron pipe; thence North 0° 28' West 3.85 chains to an

iron pipe at the Northeast corner of a tract of land conveyed to Henry R. Kliever and Augusta L. Kliever, husband and wife by deed recorded in Volume 179, Page 454, Deed Records for Polk County, Oregon; thence South 89° 59' West 13.03 chains to an iron pipe on the East boundary of the County Road; thence North 0° 26' East 13.32 chains to an iron pipe on the East boundary of the County Road; thence North 89° 47' East 2.38 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence North 36° 54' East 4.28 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence East 20.07 chains to the West boundary of a County Road; thence South 0° 33' East 3.33 chains to an iron pipe at the angle of the County Road; thence North 89° 35' East 28.25 chains to a railroad spike at the angle of the road; thence South 0° 38' East 16.525 chains to the place of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Volume 179, Page 527, Deed Records for Polk County, Oregon.

ALSO SAVE AND EXCEPT the following described portion of the above described property:

Beginning at an iron pipe on the West line of the County Road Number 757, said iron pipe being North 20.22 chains, North 0° 38' West 16.525 chains, South 89° 35' West 28.25 chains from the Southeast corner of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22, Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon; thence North 0° 35' 30" West 219.78 feet; thence North 89° 55' 45" West 1302.02 feet to the East line of State Highway No. 223; thence South 40° 08' West along the East line of said Highway a distance of 303.82 feet; thence North 89° 35' East 1500.16 feet to the point of beginning.

PARCEL VI:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the Donation Land Claim of Ira P. Smith and wife Notification No. 1961, Claim No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; and running thence West 40.64 chains; thence North 19.81 chains; ~~thence North 89° 30'~~ thence North 89° 30' East 40.65 chains; thence South 20.23 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises conveyed to Bertha Charles, by deed recorded in Volume 207, Page 389, Deed Records for Polk County, Oregon.

FURTHER SAVE AND EXCEPT that portion of the above described tracts of land lying within the boundaries of public roads and highways.

PARCEL VII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point 30 links South of the Southeast corner of the Donation Land Claim of Ira P. Smith and wife, Notification No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, and running thence West 16.80 chains; thence South 14.88 chains, thence East 16.80 chains; thence North 14.88 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises which was included in Volume 201, Page 579, Deed Records for Polk County, Oregon.

PARCEL VIII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of Asa Shreve and wife, Notification No. 2250, Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as follows:

Beginning at a point which is 15.18 chains South of the Southeast corner of the Donation Land Claim of Ira P. Smith in said Township and Range; and running thence West 16.80 chains; thence South 10.63 chains; thence East 16.80 chains; thence North 10.63 chains to the place of beginning.

SAVE AND EXCEPT:

Beginning on the West line of the Asa Shreve Donation Land Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, at a point which is 788.17 feet North 0° 03' West from the Southwest corner of said Claim; thence South 0° 03' East along the West line of said claim, 392.83

feet; thence South 89° 50' East 1114.20 feet; thence North 392.83 feet; thence North 89° 50' West 1114.50 feet to the place of beginning.

FURTHER SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

PARCEL IX:

A tract of land situated in Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon; thence North 00°02'53" West, on the West boundary of said Section 8, 30.00 feet to a 5/8 inch iron rod on the Northerly right-of-way of Jefferson-Scio Drive and the point of beginning for this description; thence on said West boundary North 00° 02' 53" West 1090.99 feet to a 5/8 inch iron rod with yellow plastic cap marked Bateman LS 1068; thence leaving said West boundary North 66° 48' 25" East 342.31 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 43' 53" East 182.82 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 42' 27" East 329.60 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 73° 09' 16" East 194.80 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 65° 32' 21" East 118.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 05' 32" East 86.72 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 43° 24' 47" East 249.54 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 34' 08" East 70.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 84° 45' 47" East 135.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 65° 35' 51" East 103.68 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 49' 31" East 274.27 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 87° 21' 45" East 152.65 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 86° 58' 04" East 183.51 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 74° 50' 39" East 358.45 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 80° 23' 04" East 273.25 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 52° 25' 14" East 74.77 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 08' 55" East 979.04 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 41' 56" East 324.85 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 20' 44" East 102.35 feet to a 5/8" iron rod with yellow plastic cap

marked Bateman LS 1608; thence North 79° 35' 20" East 418.52 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 84° 43' 21" East 156.13 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 07' 36" East 227.64 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 17' 58" East 210.67 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 85° 45' 29" East 169.00 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; and the East boundary of said Section 8; thence on said East boundary South 00° 23' 15" East 244.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 on the North Boundary of the William A. Starkweather Donation Land Claim (DLC) No. 62; thence leaving said East boundary and on said North boundary South 89° 55' 29" East 452.20 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 at the Northwest corner of the property described in Book B, page 415, Linn County Deed Records; thence leaving said North boundary and on the West boundary of said property South 00° 23' 27" East 2632.68 feet to said Northerly right-of-way; thence leaving said West boundary and on said Northerly right-of-way South 89° 38' 43" West 987.13 feet; thence 390.13 feet on the arc of a 924.93 foot radius curve to the right (the long chord of which bears North 78° 16' 16" West 387.25 feet); thence North 66° 11' 15" West 398.26 feet; thence 413.59 feet on the arc of a 984.93 foot radius curve to the left (the long chord of which bears North 78° 13' 01" West 410.56 feet); thence South 89° 45' 12" West 3654.52 feet to the point of beginning.

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PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

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TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

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