

**Until a change is requested,
all tax statements shall be sent to:**

RB Acquisitions, LLC
263 Industrial Way
Lebanon, OR 97355

After recording return to:

RB Acquisitions LLC
263 Industrial Way
Lebanon, OR 97355

STATUTORY WARRANTY DEED

City of Lebanon, an Oregon Municipal Corporation, Grantor, conveys and warrants to RB Acquisitions, LLC, an Oregon limited liability company, Grantee, the following described real property. See Exhibit A attached hereto. Subject only to those encumbrances or exceptions identified in First American Title Report No. _____.

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.”

The true consideration for this conveyance is \$525,000.00.

DATED: _____, 2026

City of Lebanon

By: Michelle Steinhebel
Its: Council President

STATE OF OREGON)) ss.
County of Linn)

This foregoing instrument was acknowledged before me on this ____ day of March, 2026, by the City of Lebanon, by and through its Council President, Michelle Steinhebel.

Notary Public - State of Oregon
My commission expires:

Exhibit A

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

Parcel 2, PARTITION PLAT NO. 1996-61, in the City of Lebanon, filed August 16, 1996, Records of the County of Linn and State of Oregon.

AND

A 23.00 feet wide strip of land in the City of Lebanon and also being in the SE 1/4 of Section 10, T. 12 S., R. 2 W. of the Willamette Meridian, Linn County, State of Oregon being more particularly described as follows:

Beginning at the northwest corner of Lot 5 in Block 8 of The Plan of Lebanon in Linn County, State of Oregon; thence South 89°39'49" West 23.00 feet to a point marking the northeast corner of Parcel 2 of Linn County Partition Plat No. 1996-61, thence South 0°20'30" East, along the east line of said Parcel 2, 265.02 feet to the southeast corner of said Parcel 2 and being on the north right of way of W. Grant Street; thence leaving the east line of said Parcel 2, North 89°38'00" East, along the said north right of way, 23.00 feet to a point; thence North 0°20'30" West, parallel with the east line of said Parcel 2, 265.01 feet to the point of beginning.

Contains 6,095 Square Feet more or less

AND

A 37.00 feet wide strip of land in the City of Lebanon and also being in the SE 1/4 of Section 10, T. 12 S., R. 2 W. of the Willamette Meridian, Linn County, State of Oregon being more particularly described as follows:

The westerly 37.00 feet of even width of Lots 5, 6, 7 and 8 in Block 8 of The Plan of Lebanon as platted in Linn County, State of Oregon.

Contains 9,805 Square Feet more or less

Subject to all liens and encumbrances of record.