

**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 free of encumbrances except as specifically set forth herein: See Exhibit A attached hereto.

Subject to a perpetual public utility easement, which includes the permanent right of access to construct, reconstruct, operate, and maintain city utilities, including water, sanitary sewer, storm drainage or other city utilities, over and across the entire parcel as currently constructed or as modified or relocated as reasonably necessary in the public interest.

Subject to a perpetual public access easement as set forth on Exhibits B and C attached hereto. The express purpose of the public easement is to allow limited, non-commercial access to Tax Lot 5500. This public easement does not give the owner, or any future owner, of TL 5500 the right to use the easement area for access connected with a commercial development or business enterprise.

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.”

Subject only to those exceptions identified in Title Report No. _____.

The true consideration for this conveyance is other value given.

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: