MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: December 2, 2026

Department: Legal Counsel

Title: Acceptance of Bargain and Sale Deed with Lineage Logistics MTC LLC for the Brooks Water Project

Management Update/Work Session Date: December 1, 2026 **Audio/Visual aids** ☐

Time Required: 5 mins **Contact:** Andrew Mittendorf **Phone:** (503) 588-5220

Requested Action:

Move to acknowledge and accept the Bargain and Sale Deed with Lineage Logistics MTC LLC to transfer property to Marion County for the Brooks water project and then direct County staff to record the signed Bargain and Deed with the Marion County Clerk.

Issue, Description & Background:

Marion County has been working with Lineage Logistics MTC LLC regarding several Property Line Adjustments ("PLA") for the Brooks water project. After the first 2 PLAs a Bargain and Sale Deed is needed to transfer property from Lineage to Marion County. Marion County paid Lineage $274,500.00 for this property back on September 15, 2025. Because this Bargain and Sale Deed is transferring property to Marion County, the Board must acknowledge and accept the property. After this Bargain and Sale Deed, there is an additional 2 planned PLAs to finalize all the property adjustments and final configuration. Should these 2 remaining PLAs impact or effect any Marion County property, the PLA will be brought to the Board for review and signature. However, all of the PLAs and Deeds will need to be finished before the end of 2026.

Financial Impacts:

The County already paid Lineage $274,500.00 on September 15, 2025. The only additional financial impact will be a small recording fee with the Marion County Clerk's Office.

Impacts to Department & External Agencies:

List of attachments: Proposed Board Order and Bargain and Sale Deed

Presenter: Brian Nicholas and Andrew Mittendorf

Department Head Signature: Steve Elzinga

Digitally signed by Steve Elzinga
Date: 2026.11.18 15:29:53 -08'00'

After recording, return to:
SRG Law Firm PLLC
641 Lexington Avenue, 14th Floor
New York, New York 10022
Attention: Steven R. Goldberg, Esq.

Send tax statements to:
Marion County
PO Box 14500
Salem, OR 97309

BARGAIN AND SALE DEED

LINEAGE LOGISTICS MTC, LLC, a Delaware limited liability company, hereinafter called "Grantor", 46500 Humboldt Drive, Novi, MI 48377, is the owner of real property located in Marion County, Oregon, particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Grantor hereby grants, bargains, sells and conveys to MARION COUNTY, a political subdivision of the State of Oregon, hereinafter called "Grantee", 555 Court Street NE, Salem, OR 97301, the following described real estate, situated in Marion County, Oregon:

See Exhibit A attached hereto and made a part hereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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 (DEFINITIONS FOR ORS 92.010 TO 92.192) OR 215.010 (DEFINITIONS), 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 (DEFINITIONS FOR ORS 30.930 TO 30.947),

AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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 and actual consideration for this transfer is Two-Hundred Seventy-Four Thousand Five Hundred Dollars and 00/100 cents ($274,500.00) which was already rendered from Grantee to Grantor on September 15, 2025.

This bargain and sale deed is executed this 6TH day of NOVEMBER 2026.

LINEAGE LOGISTICS MTC, LLC

By: _____
Grantor

AUTHORIZED SIGNATORY
Title

STATE OF Ohio)
) ss.
County of WOOD)

This instrument was acknowledged before me on November 06, 2026, by Robert Singhal, as Authorized Signatory of Lineage Logistics MTC, LLC

DANA HAINZER
Notary Public
State of Ohio
My Comm. Expires
October 5, 2030

ACKNOWLEDGED AND ACCEPTED BY MARION COUNTY:

_____ **Date:** _____
Chair

_____ **Date:** _____
Commissioner

_____ **Date:** _____
Commissioner

EXHIBIT A

A unit of land situated in the southwest and northwest one-quarter of Section 17, Township 6 South, Range 2 West of the Willamette Meridian, being all of that property described in Exhibit D of Instrument Number 2026-035269, Marion County Deed Records, and further described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "Howell LS 91569" at the northwest corner of said Exhibit D property; thence, along the north line of said Exhibit D property, South 89°26'19" East, 74.50 feet to a found 5/8" iron rod with yellow plastic cap marked "Howell LS 91569" at the northeast corner of said Exhibit D property; thence, along the easterly line of said Exhibit D property, South 31°21'01" West, 339.74 feet to a found 5/8" iron rod with yellow plastic cap marked "Howell LS 91569" on the north right of way line of Brooklake Road (County Road Number 609); thence, along said north right of way line, North 58°48'13" West, 64.00 feet to the southwest corner of said Exhibit D property; thence, along the westerly line of said Exhibit D property, North 31°21'01" East, 301.77 feet to the Point of Beginning and containing 0.47 acres, more or less.

Bearings based on the Oregon Coordinate Reference System "Salem" zone, NAD83(2011), epoch 2010.00.



EXHIBIT A

A unit of land situated in the southwest and northwest one-quarter of Section 17, Township 6 South, Range 2 West of the Willamette Meridian, being all of that property described in Exhibit D of Instrument Number 2026-035269, Marion County Deed Records, and further described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "Howell LS 91569" at the northwest corner of said Exhibit D property; thence, along the north line of said Exhibit D property, South 89°26'19" East, 74.50 feet to a found 5/8" iron rod with yellow plastic cap marked "Howell LS 91569" at the northeast corner of said Exhibit D property; thence, along the easterly line of said Exhibit D property, South 31°21'01" West, 339.74 feet to a found 5/8" iron rod with yellow plastic cap marked "Howell LS 91569" on the north right of way line of Brooklake Road (County Road Number 609); thence, along said north right of way line, North 58°48'13" West, 64.00 feet to the southwest corner of said Exhibit D property; thence, along the westerly line of said Exhibit D property, North 31°21'01" East, 301.77 feet to the Point of Beginning and containing 0.47 acres, more or less.

Bearings based on the Oregon Coordinate Reference System "Salem" zone, NAD83(2011), epoch 2010.00.

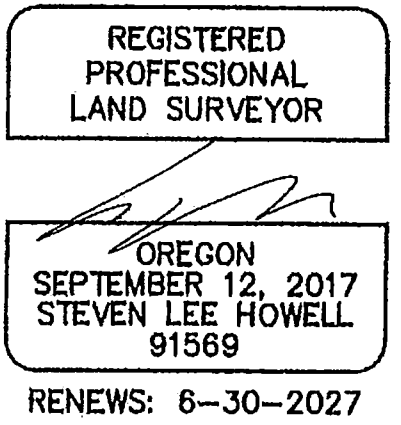

Photo Document Mailer

THE UPS STORE

From:

RECEIVED
NOV 16 2026
MARION COUNTY
LEGAL COUNSEL

To:

G

US POSTAGE AND FEES PAID
GROUND ADVANTAGE IMI
Nov 06 2026
Mailed from ZIP 43551
4 OZ GND ADV RATE
ZONE 8
19764653
Commercial

endicia
063S0010282490

USPS GROUND ADVANTAGE

ROBERT
46500 HUMBOLDE DR
Novi MI 48377

B900 0001

SHIP TO: MARION COUNTY LEGAL COUNSEL
ANDEW MITTENDORF
PO BOX 14500
SALEM OR 97309-5036

USPS TRACKING #

Do

BEFORE THE BOARD OF COMMISSIONERS
FOR MARION COUNTY, OREGON

In the matter of signing the Bargain and Sale Deed for the acquisition of real Property located in Brooks, Oregon and authorizing staff to file signed Bargain and Sale Deed with the Marion County Clerk.	)))))

ORDER No. _____

This matter came before the Marion County Board of Commissioners at its regularly scheduled public meeting on Wednesday, December 2, 2026.

WHEREAS, Marion County has been working on the Brooks water project in Brooks, Oregon;

WHEREAS, in connection with the Brooks water project, the Board has negotiated to acquire real property located in Brooks, Oregon;

WHEREAS, Lineage Logistics MTC, LLC, a Delaware limited liability company, ("Lineage") is willing to sell the real property described in Exhibit A to the Bargain and Sale Deed attached to this Order to Marion County to be used for the Brooks water project;

WHEREAS, Marion County paid Lineage $274,500.00 for the property described in Exhibit A to the Bargain and Sale Deed attached to this Order; and

WHEREAS, Marion County and Lineage have been working on several Property Line Adjustments to prepare the land parcel to be conveyed by this Bargain and Sale Deed;

IT IS HEREBY ORDERED that to facilitate Marion County's acquisition of the property described in Exhibit A to the Bargain and Sale Deed attached to this Order, the Board Acknowledges and Accepts the conveyance by signing the Bargain and Sale Deed.

IT IS HEREBY FURTHER ORDERED that the signed Bargain and Sale Deed be filed for recording with the Marion County Clerk.

DATED this _____ day of _____, 2026 at Salem, Oregon.

MARION COUNTY BOARD OF COMMISSIONERS

_____
Chair

_____
Commissioner

_____
Commissioner