

TICOR TITLE 471820095810

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471820095810-BA
Kevin McCarrell and Teresa McCarrell, as tenants by the entirety
890 Glen Creek Road
Salem, OR 97304

SEND TAX STATEMENTS TO:

Kevin McCarrell and Teresa McCarrell
890 Glen Creek Road
Salem, OR 97304

APN: 249294
565293
312587
Map: 7-3-21AD/5600
7-3-21AD/7400
7-3-21AD/5700

RECORDED IN POLK COUNTY	2020-011995
Valerie Unger, County Clerk	08/21/2020 11:52:59 AM
REC-WD Cnt=1 Stn=5 K. WILLIAMS	\$101.00
\$15.00 \$11.00 \$10.00 \$60.00 \$5.00	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David C. Moore, Trustee of the Moore Family Joint Revocable Trust, executed March 28, 2005, Grantor, conveys and warrants to Kevin McCarrell and Teresa McCarrell, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Polk, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00). (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/20/2020

David C. Moore, Trustee of the Moore Family Joint Revocable Trust, executed March 28, 2005

BY: David C. Moore Trustee
David C. Moore
Trustee

State of OREGON
County of Clackamas

This instrument was acknowledged before me on August 20, 2020 by David C. Moore, Trustee of the Moore Family Joint Revocable Trust, executed March 28, 2005.

Cynthia A. Clunes
Notary Public - State of Oregon
My Commission Expires: April 26, 2021

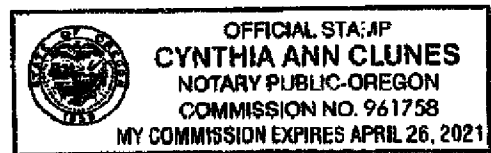


EXHIBIT "A"
Legal Description

Parcel I:

Beginning at a point 302.06 feet East and 137.80 feet South 22°17' East from the Southwest corner of the Jesse Harritt Donation Land Claim No. 67, in Section 21, Township 7 South, Range 3 West of the Willamette Meridian in the City of Salem, Polk County, Oregon, which point is also the Southeast corner of that certain tract of land conveyed to Herman Boese, et ux, by deed recorded in Volume 141, Page 16, Deed Records for Polk County, Oregon; thence West 91.6 feet to the Southwest corner of the Boese tract; thence South 22°17' East 116.00 feet to the Southeast corner of that certain tract of land conveyed to Peter P. Loewen, et ux, by deed recorded in Volume 141, Page 711, Deed Records for Polk County, Oregon; thence North 77°15' East 86.00 feet to a point which is South 22°17' East 95.00 feet from the point of beginning; thence North 22°17' West 95.00 feet to the point of beginning.

Parcel II:

Beginning at a 5/8" iron rod set per CS No. 14375, for the most Easterly corner of the Loewen tract described in Book 141, Page 711, Polk County Deed Records, and which marks an angle point on the most Easterly line of the City of Salem tract described in a deed recorded in Book 158, Page 36, Polk County Deed Records; thence South 21° 45' 16" East along the most Easterly line of the last-mentioned City of Salem tract, 25.00 feet to the Southeast corner of that City of Salem tract, which is a point on the Northerly line of the Monmouth First Christian Church tract described in Book 299, Page 1775, Polk County Deed Records; thence North 75° 16' East, along the Northerly line of the last-mentioned Monmouth First Christian Church tract 1.45 feet to a 5/8" iron rod set per CS#13429; thence North 77° 15' East, continuing along the Northerly line of the last-mentioned Monmouth First Christian Church tract, 167.78 feet to a 5/8" iron rod set per CS #13429 as the Northeast corner of that Monmouth First Christian Church tract and which is on the East line of a tract conveyed to Harrison H. Brant and Mildred B. Brant by deed recorded in Volume 117, Page 38, Polk County Deed Records; thence North 22° 29' West along the East line of the last-mentioned Brant tract 25 feet, more or less to the Southeast corner of the Bunnell tract described in a deed recorded in Book 354, Page 2269, Polk County Deed Records; thence South 77° 15' West along the Southerly line of the last-mentioned Bunnell tract and along the Southerly line of the Hewitt tract described as Parcel 1 in a deed recorded in book 2002, Page 366, Polk County Deed Records, a total distance of 167 feet, more or less, to the place of beginning.

PARCEL III:

Beginning at a point which is 274.57 feet North 72°35' East and 230.00 feet North 22°17' West from the Southeast corner of the West Salem Addition to West Salem in the James White Donation Land Claim No. 51 in Section Twenty-one (21), Township Seven (7) South, Range Three (3) West of the Willamette Meridian in the City of Salem, Polk County, Oregon; thence North 72°35' East 276.00 feet to a point on the Easterly line of a tract of land described in Volume 117, Page 038, Deed Records for Polk County, Oregon; thence North 22°29' West to a point which is North 77°15' East from the most Easterly corner of a tract of land conveyed to the City of Salem by deed recorded in Volume 158, Page 036, Deed Records for Polk County, Oregon; thence South 77°15' West to said Easterly corner and along the Southerly line of said tract to the East line of Himes Addition to said Township and Range; thence South 22°05' East to the point of beginning.