

STATUTORY WARRANTY DEED

Joseph R. Fox

Grantor(s), hereby convey and warrant to

Colson & Colson Construction Co.,
an Oregon general partnership
By: The Bonnie Re' Colson QTIP Trust
Its Managing General Partner

REEL 4421 PAGE 406
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-11-2020 01:20 pm.
Control Number 630732 \$ 96.00
Instrument 2020 00068788

Grantee(s), 50% interest of the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

Legal Description:

A tract of land lying and being in Northwest quarter of Section 5, township 8 South, Range 2 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon and being more particularly described as follows:

Beginning on the Westerly right-of-way line of County Road No. 847, at a point which is 892.94 feet North 45°46'30" East and 50.04 feet North 41°53' West from the most Northerly corner of the Thomas Stanley Donation Land Claim No. 46, in Township 8 South, Range 2 West of the Willamette Meridian in the City of Salem Marion County, State of Oregon; thence North 41°53' West 266.35 feet; thence South 45°46'30" West, parallel with said right-of-way line, 245.33 feet; thence South 41°53' East 266.35 feet to a point on said right-of way line; thence North 45°46'30" East 245.33 feet to a place of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:
082W05 00300

The true and actual consideration for this conveyance is \$182,315.74

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2020-2021 Real Property Taxes, a lien not yet due and payable.

After Recorded Return to:
Joseph Fox
2262 McElchrest St SE #200
Salem, OR 97302

Send Tax Statements
Joseph Fox
2262 McElchrest St SE #200
Salem, OR 97302

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, SECTION 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 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, CHAPTERS 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; 28 day of May, 2020.

Joseph R. Fox

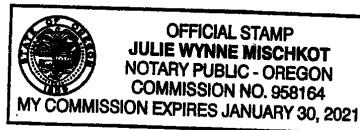
Joseph R. Fox 5-28-20
Joseph R. Fox Date

State of Oregon } ss
County of Marion }

State of Oregon } ss
County of Marion }

On this 28th day of May 2020, before me Julie Wynne Mischkot, a
Notary Public in and for said state, personally appeared Joseph R. Fox, individually who
executed the forgoing instrument.

Julie Wynne Mischkot
Notary Public for the State of Oregon
Residing at: Marion County
Commission Expires: January 30, 2021



REEL: 4421

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December 11, 2020, 01:20 pm.

CONTROL #: 630732

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 96.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.
