

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150  
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471821111444-BA

Jack Yarbrough  
Jenrae, Inc  
PO Box 20756  
Keizer, OR 97303

SEND TAX STATEMENTS TO:

Jenrae, Inc  
PO Box 20756  
Keizer, OR 97303

APN: 572534

572533

Map: 073W24BA08100

073W24BA08000

REEL 4541 PAGE 19

MARION COUNTY

BILL BURGESS, COUNTY CLERK

09-17-2021 03:53 pm.

Control Number 673746 \$ 91.00

Instrument 2021 00055196

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

**Michael G. Boggs and Susan Kay Rauchfuss**, Grantor, conveys and warrants to **Jenrae, Inc**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Lot 39, EVERGREEN ACRES, in the City of Salem, County of Marion and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00). (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 2021-2022.

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.

hh 11112844  
772

# STATUTORY WARRANTY DEED

(continued)

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

Dated: 9/17/21

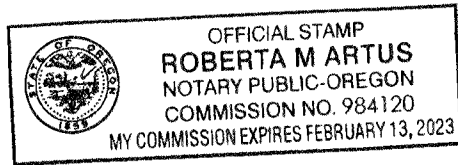
Michael G. Boggs  
Michael G. Boggs

Susan Kay Rauchfuss  
Susan Kay Rauchfuss

State of OR  
County of Marion

This instrument was acknowledged before me on September 17, 2021, by Susan Kay Rauchfuss and Michael G. Boggs.

Blum  
Notary Public - State of Oregon  
My Commission Expires: 2/13/2023



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**September 17, 2021, 03:53 pm.**

**CONTROL #: 673746**

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: \$ 91.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**