

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

ORIGINAL

GRANTOR'S NAME:

Jaswant Singh and Manjit Kaur and Inderjit Singh and Talwinder Singh

GRANTEE'S NAME:

Merritt #1, Inc.

AFTER RECORDING RETURN TO:

Order No.: 60221700292-DW
Merritt #1, Inc.
4035 Cypress Ave
Salem, OR 97301

REEL 3939 PAGE 146
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-26-2017 03:15 pm.
Control Number 456465 \$ 51.00
Instrument 2017 00021213

SEND TAX STATEMENTS TO:

Merritt #1, Inc.
4035 Cypress Ave
Salem, OR 97301

APN: R66673
R66674

2315 Commercial Street SE, Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jaswant Singh and Manjit Kaur and Inderjit Singh (who acquired title as Inderjit Singh) and Talwinder Singh, Grantor, conveys and warrants to Merritt #1, Inc., an Oregon corporation, 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:

TRACT I:

Lots 1 and 2, BLOCK 1, BISHOP'S ADDITION TO SALEM, in the City of Salem, County of Marion and State of Oregon.

SAVE AND EXCEPT therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded August 26, 1938, in Volume 233, Page 402. Deed Records of Marion County, Oregon.

ALSO SAVE AND EXCEPT therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded September 12, 1940 in Volume 251, Page 153, Deed Records of Marion County, Oregon.

ALSO SAVE AND EXCEPT therefrom that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by deed recorded January 23, 1986, in Reel 439, Page 133, Microfilm Records, Marion County, Oregon.

TRACT II:

Lot 3, Block 1, BISHOPS ADDITION TO SALEM, in the City of Salem, County of Marion and State of Oregon.

SAVE AND EXCEPT therefrom the following described premises:

Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of Lot 3, a distance of 54.61 feet to the Southeast corner of said Lot 3; thence North 7°53' West along the South line of said Lot, a distance of 0.73 feet to a point which is 30.00 feet distant Westerly from and at right angles to the relocated center line of the Pacific Highway at Station 2+16.61; thence North 2°44' East parallel to and 30.00 feet distant from said relocated centerline a distance of 54.61 feet to the North line of said Lot 3; thence South 87°53' East along the said North line, a distance of 0.20 feet to the place of beginning; being a portion of said Lot 3, Block 1, BISHOP'S ADDITION TO SALEM, in the City of Salem, County of Marion and State of Oregon.

ALSO SAVE AND EXCEPT therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by Deed recorded January 23, 1986, Reel 439, Page 211, Microfilm Records, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,200,000.00) which is being paid to/by a Qualified Intermediary pursuant to an IRC 1031 Tax Deferred Exchange. (See ORS 93.030).

Fidelity National Title # 60221700292

STATUTORY WARRANTY DEED

(continued)

Subject to:

Agreement, including the terms and provisions thereof,

Dated : April 13, 1962

Recorded : April 30, 1962 in Volume 557, Page 662

For : Installation of marquee and two light standards within established setback area

Easement, including terms and provisions contained therein:

Recording Information: January 23, 1986 in Reel 439, Page 0133

In Favor of: State of Oregon, by and through it's Department of
Transportation, Highway Division

For: maintain highway slopes

Easement, including terms and provisions contained therein:

Recording Information: January 23, 1986 in Reel 439, Page 0134

In Favor of: State of Oregon, by and through it's Department of
Transportation, Highway Division

For: maintain highway slopes

Easement, including terms and provisions contained therein:

Recording Information: January 23, 1986 in Reel 439, Page 0211

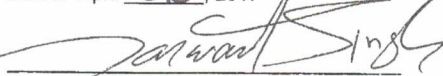
In Favor of: State of Oregon, by and through it's Department of
Transportation, Highway Division

For: maintain highway slopes

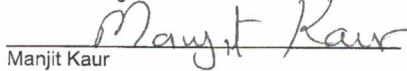
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

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

Dated: April 26, 2017



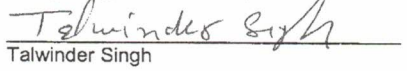
Jaswant Singh



Manjit Kaur



Inderjit Singh



Talwinder Singh

State of OREGON
County of MARION

This instrument was acknowledged before me on April 26 2017, by Jaswant Singh and Manjit Kaur and Inderjit Singh and Talwinder Singh.



Notary Public - State of Oregon
My Commission Expires: 4/22/2019

