

GRANTOR:

Eco Franklin, LLC, an Oregon limited liability
company
P.O.Box 970
Medford, OR 97501

REEL 3814 PAGE 76
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-05-2016 01:14 pm.
Control Number 411178 \$ 76.00
Instrument 2016 00020994

GRANTEE:

Suzanne M. Gwynn Family Trust
17440 Holy Names Drive, Unit 202
Lake Oswego, OR 97034

SEND TAX STATEMENTS TO:

Suzanne M. Gwynn Family Trust
17440 Holy Names Drive, Unit 202
Lake Oswego, OR 97034

AFTER RECORDING RETURN TO:

Suzanne M. Gwynn Family Trust
17440 Holy Names Drive, Unit 202
Lake Oswego, OR 97034

Escrow No: 3626082741CDW-TTPOR50

101 High Street NE
Salem, OR 97301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Eco Franklin, LLC, an Oregon limited liability company, Grantor, conveys and warrants to

Suzanne Gwynn and Robert Gwynn, Co-Trustees of the Suzanne M. Gwynn Family Trust dated July 27, 2015, 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:

PARCEL 1:

Beginning at the Southeast corner of Lot 4, in Block 21, CITY OF SALEM, Marion County, Oregon, as shown on the recorded plat thereof; thence North 70°27'33" West, along the Southerly line of said Block 21, a distance of 51.21 feet to the Southeast corner of a tract of land conveyed to the City of Salem by deed recorded in Volume 709, Page 124, Deed Records for said County and State; thence North 19°30'00" East, along the Easterly line of said City of Salem tract, a distance of 18.00 feet to a point on the Southerly line of Parcel II conveyed to Eco Franklin, LLC, by deed recorded in Reel 1821, Page 356, Marion County Records; thence North 70°27'33" West, along said Southerly line, a distance of 6.29 feet to the Westerly Southwest corner of said Parcel II; thence North 19°30'00" East, along the Westerly line of said Parcel II, a distance of 82.59 feet to a point on the Southerly line of Parcel I, conveyed to Eco Franklin, LLC, by deed recorded in Reel 1821, Page 356, Marion County Records; thence North 70°27'36" West, along said Southerly line, a distance of 108.68 feet to the Southwest corner of said Parcel I, being on the Westerly line of Lot 3, in the aforesaid Block 21, Salem; thence North 19°30'55" East, along the Westerly line of said Lot 3, a distance of 65.00 feet to the Northwest corner thereof; thence South 70°27'36" East, along the North line of said Lot 3, a distance of 166.17 feet to the Northeast corner thereof; thence South 19°30'00" West, along the East line of said Lot 3 and the East line of the aforementioned Lot 4 in Block 21, SALEM, a distance of 165.59 feet to the point of beginning.

PARCEL II:

A permanent easement for foundation footing across the following described property:

Beginning at a point that is 50 feet Westerly along the North line of State Street and 16.33 feet Northerly parallel to the West line of High Street from the Southeast corner of Block 21, Salem, Marion County, Oregon; thence North 1.67 feet parallel to the West line of High Street; thence Westerly 7.5 feet parallel to the North line of State Street; thence Northerly 82 feet parallel to the West line of High Street; thence Westerly 1.67 feet parallel to the North line of State Street; thence Southerly 83.67 feet parallel to the West line of High Street; thence Easterly 9.17 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$4,500,000.00.
(See ORS 93.030)

Subject to and excepting:

1. This property has Historic Designation requirements as disclosed by City of Salem Conduits lien search.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Parking
Recording Date: August 27, 1973
Recording No: Volume 759, Page 438
Affects: See document for exact location

3. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Marion County
Lessee: Sprint Spectrum L.P.
Recording Date: August 29, 1997
Recording No: Reel 1421, Page 468

Assignment of the Lessor's interest under said lease,

Assignor: Marion County
Assignee: Eco Franklin, LLC
Recording Date: August 10, 2001
Recording No: Reel 1821, Page 355

4. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Eco Franklin, LLC
Lessee: Willamette Valley Bank
Recording Date: February 6, 2006
Recording No: Reel 2603, Page 336

An agreement recorded September 6, 2013 at Reel 3541, Page 488 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: September 6, 2013
Recording No: Reel 3541, Page 485

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: T10 Unison Site Management, LLC
Purpose: Communications
Recording Date: March 25, 2014
Recording No: Reel 3592, Page 134
Affects: see document for particulars

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.

DATED: April 15, 2016

Eco Franklin, LLC, an Oregon limited liability
company

BY: 


Charles A. Sides, Member

State of OREGON

COUNTY of Marion

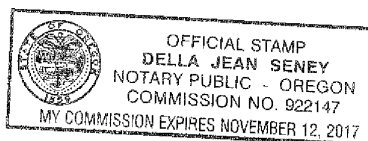
This instrument was acknowledged before me on April 15, 2016

by Charles A. Sides, Member of Eco Franklin, LLC, an Oregon limited liability company.



Notary Public - State of Oregon

My commission expires: 11-12-17



REEL: 3814

PAGE: 76

May 05, 2016, 01:14 pm.

CONTROL #: 411178

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: \$ 76.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.