



After recording, return to:
Statesman Storage OZ LLC
Attn: Wayde Elliott
500 SW 116th Avenue, Suite #125
Beaverton, Oregon 97225

MARION COUNTY RECORDS	2024-21977
D-DEED	07/16/2024 01:11 PM
\$25.00 \$11.00 \$10.00 \$60.00	\$106.00
	I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.
	
	Pgs=5 SKM

Until a change is requested, send all tax statements to:
Statesman Storage OZ LLC
Attn: Wayde Elliott
500 SW 116th Avenue, Suite #125
Beaverton, Oregon 97225

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, dated on this 12th day of July, 2024, but executed to be effective on July 16, 2024, the undersigned, Church Street 280 Holdings, LLC, a Delaware limited liability company, Grantor, does hereby convey and specially warrant to Statesman Storage OZ LLC, an Oregon limited liability company, Grantee, certain real property located in Marion County, Oregon, and more particularly described on Exhibit A attached hereto, free of all liens and encumbrances created or suffered by Grantor except those set forth on Exhibit B attached hereto.

The true consideration for this conveyance is \$1,980,000.

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

TICOR TITLE™ 471823127443

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.

GRANTOR:

CHURCH STREET 280 HOLDINGS, LLC

By: M360 Advisors, LLC, its Manager

By: MR
Name: Mathew Koelliker
Title: President

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me this _____ day of July, 2024, by _____, _____ of Church Street 280 Holdings, LLC.

Notary Public for the State of _____
My commission expires: _____

see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On July 12, 2024 before me, Mira Johnson, Notary Public
(insert name and title of the officer)

personally appeared Matthew Forlizer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Exhibit A

Legal Description

Lots 6, 7, 8, 9 and 10, Block 70, CITY OF SALEM, in the City of Salem, County of Marion and State of Oregon.

Exhibit B

Permitted Exceptions

1. Matters contained in that certain document

Entitled: Revocable Permit Agreement
Dated: June 12, 1992
Executed by: Statesman Journal and City of Salem
Recording Date: July 8, 1992
Recording No: Reel 967, Page 199
Which provides for, among other things: Encroachment of monitoring wells.

Reference is hereby made to said document for full particulars.

2. 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 2024-2025.

040817\00013\17344696v1

Marion County
Document Separator Page

Instrument # 2024-21977

July 16, 2024 01:11 PM

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: \$106.00

Bill Burgess
Marion County Clerk

This is not an invoice.