After recording, return to:

Statesman Storage OZ LLC

Attn: Wayde Elliott

500 SW 116th Avenue, Suite #125

Beaverton, Oregon 97225

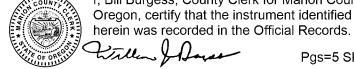
MARION COUNTY RECORDS D-DEED

\$25.00 \$11.00 \$10.00 \$60.00

2024-21977

07/16/2024 01:11 PM \$106.00

I, Bill Burgess, County Clerk for Marion County,



Pas=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

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: Mame: Mathew Koelliter Title: President
STATE OF	see alached
COUNTY OF )	See
	efore me thisday of July, 2024, by Street 280 Holdings, LLC.
of Church's	Street 200 Holdings, LLC.
	Notary Public for the State of
	My commission expires:
<i>[</i> -	

## **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)	
On My 12, 2024 before me, Mira Johnson, Notary Public (insert name and title of the officer)  personally appeared Mathew Lockies, when the state of the officer of the state o	
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.  MIRA JOHNSON Notary Public - California Orange County Commission # 2462407 My Comm. Expires Oct 6, 2027	
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.

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# 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.