

**REEL:2842**

**PAGE: 225**

**July 20, 2007, 11:07 am.**

CONTROL #: 201101

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: \$ 31.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Nancy M Graf  
3910 Starkey Lane S.  
Salem Oregon 97302  
Grantor's Name and Address  
Suzanne Strauss

STATE OF Reel Page  
County 2842 225

I certify that the within instrument was received for record on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Nancy M Graf  
3910 Starkey Lane S.  
Salem Oregon 97302

Until requested otherwise, send all tax statements to (Name, Address, Zip):

No changes

NAME TITLE

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Nancy M Graf And Suzanne Strauss

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto \_\_\_\_\_

Nancy M Graf and Suzanne Strauss

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows, to-wit:

See Attached Exhibit 'A'

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_ ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 20, 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Nancy M Graf

Nancy M Graf POA

STATE OF OREGON, County of Marion ) ss.

This instrument was acknowledged before me on \_\_\_\_\_ by Nancy Graf

This instrument was acknowledged before me on July 20, 2007

by \_\_\_\_\_

as \_\_\_\_\_


of \_\_\_\_\_



Shana Rogers  
Notary Public for Oregon

My commission expires Oct 19, 2010

# Deed modification

Exhibit 

A parcel of land situated in the Southeast Quarter of Section 4, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, being described as follows:

Beginning at the Northwest corner of Lot 9, Block 2, VISTA ACRES in the City of Salem, Marion County, Oregon;

thence North 89°57' East along the North line of said Lot 9 and the easterly extension thereof a distance of 325.00 feet to the Northeast corner of that tract of land described in Reel 1388, Page 608, Deed Records;

thence South 00°12'37" West along the East line of said tract a distance of 100.41 feet to the Southeast corner thereof;

thence South 89°57' West along the South line of said tract, a distance of 160.00 feet to a point on the East line of Lot 10, Block 2 of said VISTA ACRES;

thence North 0°15' East along said East line, a distance of 27.70 feet to the Southeast corner of said Lot 9;

thence North 89°48' West along the South line of said lot 9, a distance of 165.00 feet to the Southwest corner thereof;

thence North 0°12' East along the West line of said Lot 9, a distance of 71.18 feet to the Point of Beginning.

State of Oregon

County of Marion

On the 20<sup>th</sup> day of July, 2007, personally appeared the above named Nancy M. Graf, POA for Suzanne St. 2433 an acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Deputy County Clerk

ORS 205.110 (3)

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**REEL: 4132**

**PAGE: 2**

**October 15, 2018, 01:38 pm.**

CONTROL #: 527162

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: \$ 101.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

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REEL 4132 PAGE 2  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
10-15-2018 01:38 pm.  
Control Number 527162 \$ 101.00  
Instrument 2018 00050233

After Recording, Return to:

✓ Mari Bailey, Lawyer  
2985 River Road S.  
Salem, OR 97302

**Consideration:** \$3,000.00, and additional  
consideration other than in money's worth

Send Tax Statements To: No Change

**Grantors' address:**  
Brad and Kristin Dixon  
2825 Tara Way SE  
Salem, OR 97317

**Grantees' addresses are:**

Eric B. Yandell & Nori J. McCann Cross  
3822 Stanley Lane S.  
Salem, OR 97302

Nancy Graf  
3910 Stanley Lane S.  
Salem, OR 97302

Doug and Karen Hartman  
3860 Stanley Lane S.  
Salem, OR 97302

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**DEED**

BRAD DIXON and KRISTIN DIXON, as Grantors,

convey their entire undivided 8.57% interest in the real property located in Marion County, Oregon described in the attached EXHIBIT "A" (which is incorporated in this instrument by this reference) as follows:

an undivided 5.21% to DOUG HARTMAN and KAREN HARTMAN, husband and wife, as Grantees, who own a total 19.5% undivided interest as a result of this conveyance;

an undivided 1.04% to NANCY M. GRAF as Trustee of The NANCY M. GRAF TRUST dated February 26, 2016, as Grantee, who owns a total 43.9%

undivided interest as a result of this conveyance, and

an undivided 2.32% to ERIC B. YANDELL and NORI J. MCCANN CROSS, as Trustees of THE CROSS YANDELL TRUST dated September 2, 2013, who own a total 36.6% undivided interest as a result of this conveyance, as Grantee.

**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, AND 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,**

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OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON  
LAWS 2010.

Dated SEPTEMBER 28, 2018.

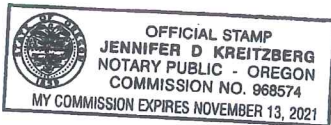
Brad Dixon  
Brad Dixon, Grantor

Kristin Dixon  
Kristin Dixon, Grantor

Marion County, Oregon - ss.

On this 28<sup>th</sup> day of September, 2018, personally appeared BRAD DIXON  
and KRISTIN DIXON and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me:



Jennifer D. Kreitzberg  
Notary Public for Oregon  
My Commission Expires: 11/13/21

**Exhibit "A"**

Real property in the County of Marion, State of Oregon, described as follows:

**PARCEL I:**

LOT EIGHT (8), BLOCK ONE (1), DENTON SUBDIVISION, IN MARION COUNTY, OREGON. (PLAT VOLUME 18, PAGE 46)

SAVE AND EXCEPT THE NORTH 36 FEET AND SAVE AND EXCEPT THE SOUTHERN 20 FEET OF THE NORTHERN 56 FEET THEREOF.

**PARCEL II:**

BEGINNING AT AN IRON BAR ON THE SOUTH LINE OF LOT 68 EWALD FRUIT FARMS IN MARION COUNTY, OREGON, WHICH IS EASTERLY 210.40 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 155 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO JAMES L. LODER, ET UX BY DEED RECORDED IN VOLUME 412, PAGE 144, DEED RECORDS OF MARION COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF SAID LODER TRACT 360.69 FEET TO THE CENTER OF THE RELOCATED LIBERTY ROAD; THENCE SOUTH 16°56' WEST ALONG THE CENTER LINE OF SAID LIBERTY ROAD 149.49 FEET TO THE EAST LINE OF SAID LOT 68; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 68 TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 68 TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT PORTION DESCRIBED IN DEED TO DON LUCKHAM, RECORDED JANUARY 16, 1990 IN REEL 743, PAGE 91, RECORDS FOR MARION COUNTY, OREGON, AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF LOT 68, EWALD FRUIT FARMS, AT A POINT WHICH IS 280.60 FEET SOUTH 89°59' EAST OF THE SOUTHWEST CORNER THEREOF, AND BEING SITUATED ALSO IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON; THENCE NORTH 0°06'03" WEST PARALLEL TO THE EAST LINE OF DENTON SUBDIVISION AS RECORDED IN BOOK OF TOWN PLATS, VOLUME 18, PAGE 46, MARION COUNTY RECORDS, 155.42 FEET TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 527, PAGE 530, MARION COUNTY RECORDS; THENCE SOUTH 89°55'53" EAST 259.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKET ROAD 20 (LIBERTY ROAD); THENCE SOUTH 16°49'21" WEST ALONG SAID RIGHT-OF-WAY LINE 162.11 FEET TO THE SOUTH LINE OF SAID LOT 68; THENCE NORTH 89°59' WEST ALONG THE SAID SOUTH LINE 282.14 FEET (assessor's map shows 212.14 feet) TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

Tax Parcel Number: R70990 and R72964