

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471823124049-LT
Jaryn Montgomery
PO Box 12309
Salem, OR 97309

REEL 4701 PAGE 333
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-14-2023 11:55 am.
Control Number 736379 \$ 91.00
Instrument 2023 00010248

SEND TAX STATEMENTS TO:

Jaryn Montgomery
PO Box 12309
Salem, OR 97309

APN: 585866
Map: 083W03AA03100

3200 Pheasant Avenue SE, Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kathy L. McLarty, Grantor, conveys and warrants to Jaryn Montgomery, an estate in fee simple, 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:

Beginning at the Northeast corner Lot 4, Block 2, PIONEER GARDENS, in the County of Marion and State of Oregon; thence Southerly along the East line of said lot, 81.0 feet; thence Westerly and parallel with the North line of said lot, 145.41 feet to the West line of said lot; thence Northerly along the West line of said lot, 81.0 feet to the Northwest corner of said lot; thence Easterly along the North line of said lot 145.57 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00, HOWEVER THE ACTUAL CONSIDERATION CONSISTS OF OTHER VALUE GIVEN OR PROMISED, WHICH IS THE WHOLE CONSIDERATION. (See ORS 93.030).

Subject to:

Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Pioneer Gardens

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.

TICOR TITLE 471823124049

STATUTORY WARRANTY DEED

(continued)

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.

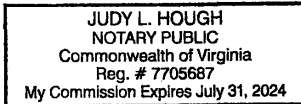
Dated: 4-13-2023

Kathy L. McLarty
Kathy L. McLarty

State of Virginia
County of Henrico Botetourt jlh

This instrument was acknowledged before me on 4/13/2023 by Kathy L. McLarty.

Judy L. Hough
Notary Public - State of ~~Oregon~~ Virginia jlh
My Commission Expires: 7/31/2024



REEL: 4701

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April 14, 2023, 11:55 am.

CONTROL #: 736379

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: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.