



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

7 Star Salem LLC

3812 Galloway St S

Salem, OR 97302

Until a change is requested all tax statements shall be sent to the following address:

7 Star Salem LLC

3812 Galloway St S

Salem, OR 97302

File No. 628121AM

MARION COUNTY RECORDS

2024-23066

D-DEED

07/26/2024 02:10 PM

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

\$91.00



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

Bill Burgess

Pgs=2 DMI

STATUTORY WARRANTY DEED

Gary Cameron and John Knebes,

Grantor(s), hereby convey and warrant to

7 Star Salem LLC,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

All the following real property situated in Marion County, Oregon, described as follows:

Beginning at the point of intersection of the West line of Cordon Road, Marion County, Oregon and the North line of the original alignment of Macleay Road; thence Northerly along the West line of said Cordon Road to a point on the South line of the newly realigned Macleay Road; thence Westerly along the South line of the new alignment of said Macleay Road to a point on the North line of the original alignment of Macleay Road; thence Southeasterly along the North line of said original alignment of Macleay Road to the point of beginning.

SAVE AND EXCEPT that portion conveyed to the City of Salem, an Oregon municipal corporation in Reel 3898, Page 251, recorded January 6, 2017, deed records, Marion County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

072W32D002400

072W32D002400B1

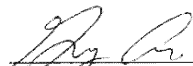
The consideration paid for the transfer is SPURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

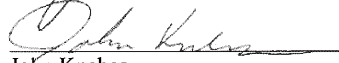
Real property taxes due, if any, but not yet payable

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 this 26 day of July, 2024



Gary Cameron



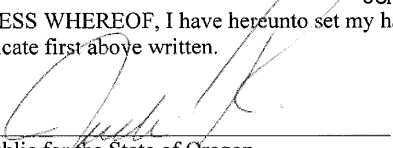
John Knebes

State of Oregon } ss
County of Marion }

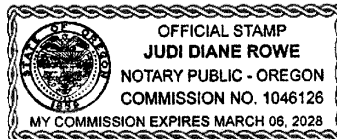
On this 26 day of July, 2024, before me, Judi Rowe a Notary Public in and for said state, personally appeared Gary Cameron, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

*John Knebes

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



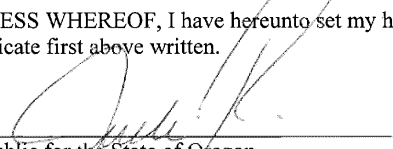
Notary Public for the State of Oregon
Residing at: Salem, OR
Commission Expires: 3-6-28



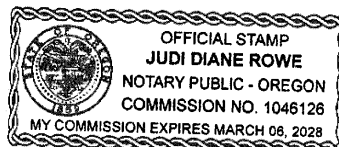
State of Oregon } ss
County of Marion }

On this 26 day of July, 2024, before me, Judi Rowe a Notary Public in and for said state, personally appeared Gary Cameron, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Salem, OR
Commission Expires: 3-6-28



Marion County
Document Separator Page

Instrument # 2024-23066

July 26, 2024 02:10 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: \$91.00

Bill Burgess
Marion County Clerk

This is not an invoice.