

REEL 3552 PAGE 304
MARION COUNTY
BILL BURGESS, COUNTY CLERK
10-15-2013 04:23 pm.
Control Number 349100 \$ 51.00
Instrument 2013 00046521

Russell D. Leach and Lori J. Leach 8714 Shaw Road Aumsville, OR 97325
Grantor's Name and Address
S & V Garcia Investments, LLC PO Box 21444 Keizer, OR 97307
Grantee's Name and Address
After recording, return to (Name, Address, Zip): Russell D. Leach and Lori J. Leach 8714 Shaw Road Aumsville, OR 97325
Until requested otherwise, send all tax statements to (Name,Address, Zip): S & V Garcia Investments, LLC PO Box 21444 Keizer, OR 97307

WARRANTY DEED

Russell D. Leach and Lori J. Leach, Grantor, for the consideration hereinafter stated, hereby conveys and warrants to S & V Garcia Investments, LLC, Grantee, the real property described herein free of encumbrances except as specifically set forth below, which is situated in Marion County, Oregon and is described as follows: See attached Exhibit A.

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

Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: real property taxes for the 2013-2014 tax year; and the mineral reservation in favor of Union Pacific Railroad Company, as contained in a Deed recorded December 31, 2008 in the Marion County Official Records at Reel 3022, Page 50.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$145,000.00.

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 the date set forth below.

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,

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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 885 OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Russell D. Leach
Russell D. Leach
Dated: 10-11-2013

Lori J. Leach
Lori J. Leach
Dated: 10/11/2013

STATE OF OREGON, County of Marion) ss.

Personally appeared before me Russell D. Leach and acknowledged the foregoing instrument to be his voluntary act on the 11th day of October, 2013, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Russell D. Leach
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON, County of Marion) ss.

Personally appeared before me Lori J. Leach and acknowledged the foregoing instrument to be her voluntary act on the 11th day of October, 2013, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Lori J. Leach
Notary Public for Oregon
My Commission Expires:

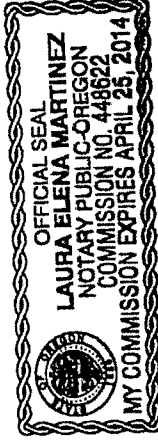


EXHIBIT "A"File No.: **7089-1653351**Policy No.: **1653351**

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

A PARCEL OF LAND LYING IN LOT 7 THROUGH LOT 11, BLOCK 27 OF BLOCK 26, 27 AND 28 OF CAPITAL PARK ADDITION, MARION COUNTY, OREGON, (PLAT VOLUME 6, PAGE 50) THE SAID PARCEL BEING THAT PORTION OF SAID LOTS LYING EASTERLY OF A LINE PARALLEL WITH AND 50 FEET EASTERLY OF THE CENTER LINE OF RELOCATED 17TH STREET SE WHICH CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S CENTER LINE STATION "17TH" 10+00, SAID STATION BEING 510.37 FEET NORTH AND 785.78 FEET EAST OF THE SOUTHEAST CORNER OF THE WILLIAM H. WILSON DONATION LAND CLAIM NO. 44, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 16°37'50" WEST, 200 FEET; THENCE ON A 477.47 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 27°18'55" WEST, 177.05 FEET) 178.08 FEET; THENCE SOUTH 38° EAST, 57.11 FEET TO ENGINEER'S CENTER LINE STATION "17TH" 14+35.19.

ALSO:

A TRACT OF LAND IN THE ALVAN F. WALLER AND WIFE DONATION LAND CLAIM IN TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, BEING THAT PORTION OF THE PARCEL OF LAND DESCRIBED IN THE DEED DATED JUNE 13, 1883 FROM J. LOEWENBERG AND BERTHA LOEWENBERG, HUSBAND AND WIFE, TO THE OREGON AND CALIFORNIA RAILROAD COMPANY, PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY, RECORDED IN MARION COUNTY, OREGON DEED RECORDS ON JUNE 15, 1883 IN VOLUME 31, PAGE 175 DEEDS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 11 IN BLOCK 27 OF THE SUBDIVISION OF BLOCKS 26, 27 AND 28, CAPITAL PARK ADDITION, AS PER THE PLAT THEREOF RECORDED IN VOLUME 6 ON PAGE 50, BOOK OF TOWN PLATS, MARION COUNTY, OREGON, THE POINT OF BEGINNING;

THENCE NORTH 75°21' 33" WEST 61.12 FEET, ALONG THE NORTH LINE OF THE SAID LOT 11, TO THAT POINT IN THE EAST LINE OF RELOCATED 17TH STREET S.E. DISTANT NORTH 83° 02' 10" EAST 906.94 FEET FROM THE SOUTHEAST CORNER OF THE WILLIAM H. WILSON DONATION LAND CLAIM NO. 44, SAID TOWNSHIP AND RANGE;

THENCE NORTH 16° 37' 50" EAST 60.04 FEET, ALONG SAID RELOCATED EAST LINE OF 17TH STREET S.E., TO A POINT, IN THE NORTH LINE OF THE SAID PARCEL DESCRIBED IN THE DEED FROM LOEWENBERG;

THENCE SOUTH 75° 21' 33" EAST 50.60 FEET, TO A POINT IN THE NORTHERLY EXTENSION OF THE EAST LINE OF THE SAID LOT 11;

THENCE SOUTH 06° 38' 27" WEST 60.59 FEET, TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SAID PARCEL FROM LOEWENBERG SITUATE WESTERLY OF THE NORTHERLY PROLONGATION OF THE CENTERLINE OF THE 16 FOOT WIDE ALLEY BISECTING THE SAID BLOCK 27 OF THE SUBDIVISION OF CAPITAL PARK ADDITION, AS PLATTED.

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October 15, 2013, 04:23 pm.

CONTROL #: 349100

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: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.